APPLICATION NUMBER: 20/01371/HOUS

Application Number:	20/01371/HOUS
Location:	8 Wallwork Close Rochdale OL11 5FB
Proposal:	Single storey front extension and single storey rear extension
Applicant:	Ms A Hilton
Case Officer:	Richard Whittaker
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

COMMENTS	**Planning Panel comments received?**	**N**
	Neighbour comments received?	**N**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 8 Wallwork Close, Rochdale, OL11 5FB, a two-storey, detached dwellinghouse situated within a residential area to the south of Norden. The property forms part of a collection of two-storey, detached and semi-detached brick built dwellings within Wallwork Close. These dwellings exhibit a range of frontage designs which include features such as canopies, front projections, and single storey side extensions.

Both neighbouring properties feature single-storey rear projections.

Description of Proposal

The application seeks permission for the formation of a single-storey extension to the front and a single-storey extension to the rear.

The extension to the front would effectively expand the existing porch by projecting forward by 1.35 metres thereby adding 2.73 metres in width. The front extension would feature a lean-to roof reaching a maximum height of 3 metres and a height to eaves of 2.2 metres. This would effectively expand the existing lounge.

The proposed rear extension aspect would project 3 metres at a width of 4.4 metres. The design would exhibit a flat roof reaching a height of 2.7 metres and would feature a roof light (which would bring it to a maximum height of 3.45 metres. This

aspect of the extension would allow for an extension of the existing kitchen to form an open plan breakfast bar.

Relevant History

80/D08160 – Outline Application Residential Development – Refused
81/D12374 – Outline Application Residential Development – Refused
83/D13178 – Outline Application Residential Development – Refused
84/D16525 – Residential Development - 208 Dwellings – Approved 26.07.1984
85/D17945 – Revised Layout - 194 Dwellings – Approved 25.07.1985
86/D18793 – Plot Nos 26-49 And 170-186 Land At Whittaker Moss, Norden Rochdale – Approved 06.03.1986

Representations

Letters of notification have been sent to neighbouring properties. No letters of representation have been received.

Consultations

N/A

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ (2016).

Amendments

N/A

Assessment

Design: DM1, P3, SPD

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed extension to the front would feature a lean-to roof and would effectively expand the form of the existing porch. This would accord with the existing examples of front projections within the street scene.

Whilst a lean-to or pitched roof would be preferable when introducing a rear extension to a pitched roof property, the proposed works would not be visible from the public domain and as such would not detract from the area to a degree that would warrant refusal.

The proposed works would be subservient to the original dwelling.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed front extension aspect is not recognised to impact upon the amenity of adjacent properties or the application property itself.

The proposed rear extension aspect accords with paragraph 5.7 of the SPD (as the existing rear elevation is effectively set back from the rear extensions of the neighbouring dwellings), however it would result in a distance of less than 21 metres (19 metres) between the rear elevation of the proposed extension and the rear elevation of no.3 Bowker Close which is in contrast to paragraph 4.1 of the SPD.

Whilst this is acknowledged it is further noted that paragraph 4.3 states that an exception to these space standards would be the preservation of the density of the area. With both neighbouring properties exhibiting similar rear extensions with similar distances in relation to their rear neighbours in comparison to the works proposed the proposed works are considered acceptable in this regard. The conclusion is galvanised by the recognition that the resultant distance would be broken by the boundary treatment (a 1.7 metre fence at the rear of the garden) and by the outbuilding in place in the rear garden of no.3 Bowker Close along with the fact that a rear development such as this could be achieved under permitted development rights.

With regard to the amenity impact upon the applicant property itself, the open plan nature of the proposed works would result in no loss of natural light to habitable rooms.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The permission relates to the following plans:
- Site Location Plan
- Block Site Plan
- Existing Ground Floor Plan and Elevations – Drawing No. PL 2036.001
- Proposed Site Plan – Drawing No. PL.2036.003
- Proposed Ground Floor Plan and Elevations – Drawing No. PL 2036.002
and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: for the avoidance of doubt, and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Article 35 Statement
The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	**Officer**
Report Completed	01.12.2020	Signed: RW
Authorisation	24.12.2020	Signed: AT

Report Author Richard Whittaker