

Application Number:	23/00271/HOUS
Location:	49 Apple Tree Way Rochdale OL16 4SW
Proposal:	Single storey rear extension, conversion of existing garage with ground floor link to existing dwelling and alterations to fenestration
Applicant:	Mr and Mrs Taft
Case Officer:	Hamish Rigg
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

Location

The application relates to 49 Apple Tree Way, a two-storey detached property in a newly-built housing estate. The estate comprises detached and semi-detached houses of a similar design and material palette, but does not feature many significant landmarks or local amenities/establishments. Approximately 0.25km to the south of the property is the M62 motorway, and 0.25km to the north-east is Kingsway Business Park, an industrial warehouse complex. To the south-west, the property shares a border with 51 Apple Tree Way, and to the north-east it shares a boundary with 47 Apple Tree Way. The dwelling fronts the highway of Apple Tree Way, and the side elevation and rear garden of 42 Apple Tree Way. The rear boundary of the property borders the front driveway of 44 Ginnell Farm Avenue.

Description of Proposal

Permission is sought for a single-storey rear extension with a sloped roof, which will connect the rear elevation to the existing separate garage at the back of the property. The proposal also seeks to convert the existing garage into a lounge, and make alterations to the fenestration of the host property and garage.

- The height to eaves of the extension is approx. 2.4m, and the max height is approx. 3.2m.
- The width of the rear elevation of the extension is 4.9m, however, the width where the extension meets the host property is approx. 4.5m leaving a stepped wall where the host property is joined to the garage by the extension.
- The depth of the extension from the rear elevation of the host is approx. 2.9m.
- Alterations to the fenestration include the instillation of bi-folding doors on the north-east elevation of the garage. Permission is also sought for a door on the north-east elevation of the extension, and a window on the south-east elevation of the extension.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to all surrounding properties, no responses were received.

Policy

National

National Planning Policy Framework (NPPF)
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

None Applicable

Assessment

Design: DM1 and P3

Design and Visual Amenity: Are the following acceptable?

- ☐ The overall design of the extension is both uncomplicated and proportionate, as well as being well hidden from neighbouring properties. It is therefore appropriate to carry out a simple assessment of the design, ensuring that it is acceptable based on the following categories:

Impact on street scene, including subservience, terracing and building line	Yes
Height and massing	Yes
Facing materials and detailing	Yes
Roof style	Yes
Window proportions	Yes
Bin storage	Yes
Impact on trees	Yes

- ☐ 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 and SPD

- ☐ As the proposal is for a single-storey rear extension, the impact on amenity to neighbouring occupants is almost negligible. Whilst the proposed bi-folding doors face the back garden and rear elevation of 47 Apple Tree Way, there should be no impact on privacy as views are restricted by the garden fence and the proposed extension.
- ☐ In addition, there should it is not considered that there would be any undue impact upon neighbouring properties through loss of light or overbearing impact due as the extension would be sited adjacent to an existing garage which is taller in scale than the proposed extension, and would be set well-off the boundary of the adjacent dwelling.
- ☐ Considering the aforementioned points regarding amenity, the proposal complies with paragraph 5.5 of the SPD which requests that *“single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”*.

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposal will have no impact on highways or parking, especially considering the maximum standard of two off-street parking spaces will be maintained.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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. This permission relates to the following plans:

- ☐ Proposed floor plans and elevations: ZT23 196 04
- ☐ Proposed site plan: ZT23-196-03
- ☐ Existing ground floor plan and elevations: ZT23 196 02
- ☐ Location plan: ZT23 196 00
- ☐ Existing site plan: ZT23 196 00

and the development shall be carried out in 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 saved Rochdale Unitary Development Plan, 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	19/04/2023	Signed: Hamish Rigg
Authorisation	12/05/2023	Signed: Ryan Killeen

Report Author Hamish Rigg