APPLICATION NUMBER: 19/00451/FUL

Application Number:	19/00451/FUL
Location:	32 Lightburn Avenue Littleborough OL15 8QB
Proposal:	Proposed change of use of land to form extension to private garden including two storey side extension
Applicant:	Mr & Mrs Greenwood
Case Officer:	John Van Eker
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/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to a semi-detached property located in the Littleborough area of Rochdale, within the Defined Urban Area as identified by the UDP. The property is adjoined to no. 30 to the west and to the east the property is adjacent to a piece of open land which forms part of the green belt.

Description of Proposal

The application seeks permission for a change of use to form the extension of the residential curtilage of the property. This includes the change of use of a strip of land measuring 4m from the side boundary of the existing site. A two-storey extension is proposed with a hipped roof form.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

I have objection to this proposal in principle.

Lead Local Flood Authority/Drainage
I have no Drainage requirements to include in any Decision Notice that you may choose to issue. Reason:-the extension will connect to existing drainage.

Representations

Letters of notification as well as a site notice have been used to advertise this application and no letters of representation have been received.

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
and
G/D/2 Green Belt

Adopted Rochdale Core Strategy (CS) 2016:

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

G4	Protecting Green Belt
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

- The proposed two storey side extension will project flush with the front elevation of the existing original property and retain a ridge height that will match the existing property also. This will result in a non-subservient design.
- This is however considered acceptable at this location owing to the lack of neighbouring development immediately adjacent to the property.
- As the proposed first floor extension will remain away from the side boundary of the property and a terracing effect would not occur at this location.
- 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

- The proposed two storey side extensions would project away from neighbouring property and owing to the lack of neighbouring development to the east side of the property, it is not considered that the adjoining property at no. 30 would be unduly affected by the proposal.
- The proposal would not unduly affect the privacy and amenity of any neighbouring residents through overlooking, overshadowing, loss of daylight or outlook.
- In addition to the above, the proposed single storey rear extension adheres to the maximum projection limits as outlined in the SPD.
- 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.

Green Belt: G4, G/D/2 and NPPF

- Paragraphs 133 and 134 of the NPPF explain why the protection of Green Belt land is important and of national interest. '133. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
  134. Green Belt serves five purposes:
  a) to check the unrestricted sprawl of large built-up areas;
  b) to prevent neighbouring towns merging into one another;
  c) to assist in safeguarding the countryside from encroachment;
  d) to preserve the setting and special character of historic towns; and
  e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.'
- Paragraph 146 of the NPPF states that material changes in the use of land would not be seen as inappropriate within the Green Belt, provided that the proposal would preserve its openness and not conflict with the purposes of including land within it.
- It is not considered that the proposed garden extension would constitute inappropriate development in Green Belt. This is due to the limited size of the land concerned, its siting in relation to the existing highway turning head and the presence of vegetation. Subject to the proposed removal of permitted development rights to restrict further development on this land it is considered that there would be no material impact on the openness of the Green Belt or on the purposes of including land within it.
- The proposed development within the context of the Green Belt complies with policies G4, G/D/2 and the NPPF.

<u>Recommendation:</u> 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:

   - Site Plans Existing & Proposed, DWG no. SP 01
   - Plans & Elevations – As Existing, Dwg no. GA 01

- Plans & Elevations – As Proposed, Dwg no. GA 02

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.

4. Notwithstanding the provisions of Schedule 2, Part 1, Classes A and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no extensions to the dwellinghouse or building/enclosure required for a purpose incidental to the enjoyment of a dwellinghouse shall be erected on the land subject to the change of use hereby permitted, as indicated on the existing site plan Dwg no. 'SP 01'.

Reason: To protect the openness of the Green Belt in accordance with policy G4 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 and positively to issue the decision without delay.

	Date	**Officer**
Report Completed	10/07/2019	Signed: JVE
Authorisation	15/07/2019	Signed: AT

Report Author John Van Eker