

Application Number:	23/00242/HOUS
Location:	59 Newhouse Road, Heywood, OL10 2NU
Proposal:	Part single and two storey side extension with alteration to fenestration on the rear and front elevation with 1no external door to front elevation and conversion of garage to living space
Applicant:	COLIN LATHAM
Case Officer:	Bob Melling
Recommendation:	Refuse

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

This application refers to no. 59 Newhouse Road, a two storey, semi-detached dwelling located in Hopwood Hall. The subject property faces northeast on to the highway, is adjoined to no. 57 Newhouse Road to the southeast and is adjacent to no. 61 to the northwest. The property benefits from an existing attached garage and single storey rear extension with ample off-street parking space to the front. The street scene comprises a mix of dwelling types with similarities in respect of their age and style.

Description of Proposal

Permission is sought for a part two storey, part single storey side extension. The proposed development would project 3.5m from the existing side elevation and sit flush with the front and rear walls of the host dwelling. The proposed side elevation would be set approximately 0.1m from the common boundary with the adjacent bungalow, no. 61 Newhouse Road. The proposed extension would feature a dual-pitched, gable-style roof with a ridgeline set down from the existing.

The submitted plans include alterations to the existing fenestration including the relocation of the entrance door from the side elevation to the front elevation and the insertion of 4.5m wide bi-fold doors on the rear elevation.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

N/A

Assessment

Design: DM1 and P3

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.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The

proposed two storey extension would incorporate a dual-pitched roof and be set below the existing ridge. Whilst the extension would be set flush with the existing front wall, it is acknowledged that the front wall already includes a 0.47m set back. Therefore, it is not considered that an additional set back would be necessary. On balance, the proposed extension would achieve subservience to the host dwelling.

The proposed extension would be constructed in a materiality consistent with the host dwelling and wider street scene.

Paragraphs 5.11 - 5.13 of the SPD details the requirements of side extensions in order to prevent the terracing effect, requiring two storey side extensions sited within 1m of the side boundary to be set back from the front elevation by 2m at a first floor level or 1m at both a ground floor and first floor level. Due to the existing set back and the fact that the adjacent property is a bungalow, a terracing effect is deemed unlikely. However, the space to the side of the property provides an important gap between these two properties and the proposed two storey side extension would substantially reduce the gap between them, leading to an unacceptable loss of spaciousness and resulting in the properties appearing uncomfortably close.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The proposed development would remove the existing access between the front and rear curtilage. No bin store has been proposed. As a result of the development, the bins would be stored to the front of the property and in public view. This would be contrary to the SPD and result in undue harm to the character of the street scene.

The design of the proposal, by virtue of the lack of appropriate bin storage and loss of spaciousness between the application property and the adjacent bungalow, would harm the character and appearance of the area contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

The proposal would retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

The neighbouring dwelling at no. 61 Newhouse Road has two exit doors and four windows on the side elevation facing towards the shared boundary of the curtilage. It does not appear that the fenestration to the side elevation of no. 61 includes any principal windows leading to habitable rooms. Notwithstanding this, the proposed side extension would result in a two storey, blank gable situated 1.36m away from the side elevation of the adjacent bungalow.

Whilst the south-facing side elevation of no. 61 already experiences some overshadowing from the application property, it is considered that the proposed development would significantly exacerbate this overshadowing by bringing the gable end of the application property 3.5m closer to the side elevation of no. 61. Further to this, the siting of a two storey, blank gable 1.36m from the side elevation of no. 61 is considered to result in an undue overbearing impact on the amenity of the neighbouring occupiers.

By virtue of the undue loss of light to the side elevation of no. 61 Newhouse Road and the resultant overbearing impact, it is therefore considered that the proposal would unduly impact the amenity of the occupants of neighbouring properties, contrary to policies DM1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its size and siting, the proposed two storey side extension would result in an undue loss of light and overbearing impact to the side facing windows of no.61 Newhouse Road. As such, the proposed development would lead to an undue loss of amenity to the neighbouring occupiers and therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.
2. The proposed side extension would occupy the entire area to the side of the property, resulting in a loss of spaciousness between the application property and the adjacent bungalow resulting in a cramped relationship, to the detriment of the character and appearance of the street scene. Furthermore, this would remove the ability to access the rear of the application property externally resulting in household bins being stored in a prominent position at the front of the property, which would unduly harm the character and appearance of the area and street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, this decision notice relates to the following plans:

- Location Plan
- Existing Details. Drg no. 23.3094.1
- Existing & Proposed Block Plans. Drg no. 23.3094.3
- Proposed Details. Drg no. 23.3094.2B

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	Officer
Report Completed	15/05/2023	Signed: BM
Authorisation	15/05/2023	Signed: RC

Report Author Bob Melling