Application Number:	**19/00566/HOUS**
Location:	50 Moor Park Avenue Rochdale OL11 3JG
Proposal:	Single storey side extension
Applicant:	Mr Amer Raza
Case Officer:	Neil Harkin
Recommendation:	**Grant Subject to Conditions**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

- The application relates to 50 Moor Park Avenue, a two storey end terrace dwelling in Castleton.
- The dwelling is situated on a prominent corner plot at the junction between the main highway of Moor Park Avenue and a secondary cul-de-sac which also forms a part of Moor Park Avenue.
- The dwelling is adjoined to 52 Moor Park Avenue to the west and is also neighboured by 24 Moor Park Avenue to the west which is set on the opposite side of the highway and has previously extended with a two storey side extension.
- The front elevation of the dwelling faces out towards 45 and 47 Moor Park Avenue and the rear elevation faces towards the side elevation of 48 Moor Park Avenue.

Description of Proposal

The application proposes a single storey side extension which would have a ridge height of 3.6m, with a sideward projection of 3.3m and a length of 7.4m.

Relevant History

18/00440/HOUS – Two storey side extension, alterations to existing rear elevation and formation of new window opening in side elevation of existing single storey rear extension – Refuse – August 2018

18/00908/HOUS – Two storey side extension - Resubmission of 18/00440/HOUS – Refused – October 2018

19/00266/CPL – Lawful development certificate for a proposed single storey side extension – Refused – May 2019

Representations

Letters of notification were sent out to all surrounding dwellings and no representations 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

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

The proposed extension would extend beyond a strong building line set by the terraced row of 36-48 Moor Park Avenue and the application dwelling. However it is acknowledged that this is a characteristic of the area, established by the opposing dwelling, 24 Moor Park Avenue which is situated forward of a comparable building line set by 26-34 Moor Park Avenue and has also extend further beyond this by virtue of a two storey side extension.

Furthermore, the proposed extension would retain significant space to the boundaries of the site and as such would retain a degree of openness at the corner plot which would help reduce the visual prominence of the proposed extension. Given the extension is single storey, this overcomes the concerns raised in the refusal of the previous applications for two storey extensions. Therefore, on balance, the design of the proposal is therefore acceptable and is in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

It is not considered that the single storey side extension would result in an overbearing impact upon any habitable windows or private amenity areas belonging to neighbouring dwellings.

In addition the proposed side window and rear patio doors to the existing rear extension would not result in a loss of privacy for any surrounding dwellings.

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.

Recommendation: Grant Subject to 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:-

   - Existing Plans and Elevations – 2117/E01
   - Existing Site and Locations – 2114/E02
   - Proposed Plans and Elevations – 2114/P01B
   - Proposed Site and Location Plan – 2114/P03A

   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, the saved Rochdale Unitary Development Plan 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	21.06.2019	Signed: NH