

APPLICATION NUMBER: 24/00839/HOUS

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Location:	9 Merinall Close Rochdale OL16 5BY
Proposal:	Part two storey, part single storey rear extension
Applicant:	Mr Amjad Ali
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 9 Merinall Close, a two-storey end of terrace property in outer Rochdale. Merinall Close forms part of a wider residential estate, comprising houses of a similar design and material palette, which sits adjacent to the A664 and Kingsway Retail Park to the east. The area is typically urban, with a mix of residential, commercial, and industrial uses.

No. 9 sits at the foot of a cul-de-sac, facing eastwards into the close. It is adjoined by no. 8 to the south, whilst its northward boundary borders the curtilage of no. 10 Merinall Close and no. 8 Bingley Square. The rear boundary faces west, bordering the rear garden of 9 Bingley Square.

Description of Proposal

Permission is sought for a part single-storey, part two-storey rear extension, constructed from red brick, concrete roof tiles, and UPVC fenestration, comprising a hipped roof at first-floor level, a pitched roof at ground-floor level, a rear first-floor and ground floor window, and ground-floor bi-folding doors. The ground-floor extension would span the full width of the host dwelling, whilst the first-floor extension would be set away from the common boundary with no. 8 by approx. 1.5m.

The ground-floor extension would project 3m from the rear elevation of the host dwelling, measuring 6.2m (width) X 2.5m (max. height). The first-floor extension would project 3m from the rear elevation of the host dwelling, measuring 4.7m (width) X 4.6m (eaves height) X 6m (max. height).

Relevant History

90/D24989

Formation of a pitched roof and canopy – approved 1990

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 11/09/2024; no objections were raised.

Policy **National**

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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 in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the proposed development would not have a harmful visual impact on the street scene or surrounding properties, given that the extension is to the rear and largely hidden from public view. Furthermore, the proposed rear extension follows a uniform design with an appropriate roof form, suitably arranged fenestration, and matching materials, therefore contributing to an integrated appearance.

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Regarding the above, the SPD offers guidance on single-storey and two-storey rear extensions to protect against a loss of light and privacy for neighbouring occupants.

For single-storey rear extensions to attached properties, paragraph 5.6 sets a maximum projection of a point 3m along the common boundary, measured from the rear elevation of the adjoining dwelling. The proposed ground-floor extension projects 3m along the common boundary with no. 8 and is therefore compliant with paragraph 5.6.

For two-storey rear extensions, paragraph 5.9 sets a maximum projection of a point 2.4m along the common boundary, measured from the rear elevation of the adjoining dwelling. The projection can be increased providing it does not extend beyond a 30 degree line measured from the 2.4m point along the common boundary. The first-floor extension projects 3m from the rear elevation, however as it is set away from

the common boundary with no. 8, it falls within the 30 degree line, and is therefore compliant with paragraph 5.9.

The proposal includes a new first-floor rear window, serving a bedroom, which requires consideration in terms of its impact on privacy. The extension would bring the window 3m closer to the southern elevation and eastern elevation of no. 8 and no. 9 Bingley Square respectively, albeit not directly facing. Considering the relationship between the existing first-floor bedroom window and the surrounding properties, the impact on privacy, both in terms of neighbouring and future occupiers, would not be reduced. In fact, it may even increase privacy levels as the window would not overlook the rear garden and elevation of no. 8 Bingley Square.

The development would involve the reduction in size of the rear first-floor bedroom window adjacent to the boundary with no. 8 Merinall Close, as well as a reduction in its outlook and access to natural light, due to the first-floor extension. The reduction in the window's size is not considered an issue. Furthermore, whilst there would be reduced access to natural light, seeing as the extension is orientated to the north of the window, and the window itself is west facing, the bedroom would still receive plenty of light. In addition, whilst the bedroom would have a reduced outlook, it would not be unduly harmful to the amenity of future occupiers, also considering residents would have access to the other parts of the house with greater outlook.

The property would retain an acceptable amount of habitable garden space following the proposed development.

Overall, 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 proposed development would have no bearing on the existing parking arrangements, and is 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 elevations and floor plans: Sheet 2
- Existing and proposed site plan
- Location plan

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	09/10/2024	Signed: Hamish Rigg
Authorisation	29/10/2024	Signed: Ryan Killeen

Report Author Hamish Rigg