

Application Number:	22/01497/HOUS
Location:	2 Ajax Street, Rochdale, OL11 3HN
Proposal:	Two storey side and part two storey, part single single storey rear extension including detached double garage and the formation of a new driveway following demolition of existing garage.
Applicant:	Mr Zayn Abidin
Case Officer:	Bob Melling
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/A

Location

The application site relates to no. 2 Ajax Street, an end of terrace property which is located in Rochdale and situated within the Defined Urban Area. The area is residential in nature and the subject property is located in a prominent position on a corner plot at the junction of Ajax Street and Abbott Street. The immediate street scene along Ajax Street consists of two rows of terraced properties whilst the majority of the estate is characterised by semi-detached properties.

The four end of terrace properties nos. 16, 10, 8 and 2 Ajax Street have large corner plots. Two corner plots of council owned grassland are also located to the southern side of Ajax Street. The absence of built development on such areas of grass gives the immediate context a relatively spacious and open green character.

Description of Proposal

Permission is sought for a two storey side extension, part single storey, part two storey rear extension, a detached double garage and the formation of a new driveway following the demolition of the existing detached garage.

The proposed two storey side extension would project 3.98m from the existing side elevation, be set back 1m at the first floor and be set down from the existing ridgeline. The development extends to the rear wall of the host dwelling and forms

the side elevation of the part two storey rear extension. The front elevation is complete with a double window at each level. The side elevation features five new windows that are of a similar design and proportion to the existing fenestration.

The proposed rear extension would project 4m from the existing rear elevation at both levels. The two storey part would be set 4.97m from the common boundary with the adjoining dwelling and feature a dual-pitched gable style roof. The eaves would match that of the original dwelling and the ridge would be set lower. The single storey part would feature a lean-to roof with two roof lights, a height to eaves of 2.51m and a maximum height of 3.73m. The proposed rear elevation features three new windows and a set of folding glazed doors.

The proposed single storey detached double garage would have a footprint of 7.63m x 6.53m with 4.5m wide roller shutter doors. It would feature a dual-pitched gable style roof and be constructed in brickwork and roof tiles to match the host dwelling.

The submitted plans also indicate the creation of a new driveway to be formed in permeable paving. The driveway would connect the proposed double garage to Abbott Street. However, it will require a new vehicle access crossing the footway of Abbot Street which will need a separate permission from the Council's Highway Authority.

Relevant History

88/D22679 Relocation Of 6' High Fence At Side Of Dwellinghouse
Withdrawn

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The main highway issue for discussion is car parking provision for the extended dwelling.

The application proposes a double garage with a new driveway from Abbott Street and if the proposed garage is retained for its intended use then the overall development would meet this Councils parking standards. We would therefore ask for a condition requiring that the garage is retained for its intended use and not used for commercial purposes or used for the storage of material etc.

The proposed garage and driveway will require a new vehicle access crossing for the footway of Abbot Street which will need a separate permission from the Council as Highway Authority. The new vehicle access crossing must be available for use prior to the garage being brought into use.

The service arrangements for the extended dwelling should remain unchanged.

We do not expect that there would be any detrimental impact on road safety or highway capacity if the development were to be approved.

Highways raise no objection to this application subject to the above condition being applied.

Representations

Letters of notification were sent to surrounding neighbours and a general site notice was displayed for wider publicity. No representations have been 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

Following concerns raised by the Officer regarding the design of the two storey side extension, amended plans were submitted to set back the extension 1m at the first floor and reduce the proposed ridge height.

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.
- ❑ Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.
- ❑ The host dwelling is situated 8.6m from the eastern side boundary of curtilage and set back 11.4m from the front curtilage. This allows wider visibility of the

front and side gardens of the houses. As a result this presents a soft edge to the built environment and contributes positively to the overall spacious green character of the estate.

- ☐ Whilst the proposed enlargements represent an increase in the length and width of the host dwelling, the proposed garage and extensions do not extend beyond the notional building line extending from no. 47 Abbott Street. Therefore, the proposed additions are not considered to unduly harm the soft edge to the built environment and appear to respect the spacious green character of the estate.
- ☐ The two storey side extension would be set back 1m at the first floor from the front elevation of the existing dwelling and the proposed ridgeline would be set down from the existing. Further, it is not considered that the additional width creates an overbearing frontage when viewed in relation to the row of terraces.
- ☐ The proposed side elevation facing Abbott Street contains appropriate window detailing so to avoid a featureless expanse of brickwork and the dual-pitched gable style roof to the rear extension is set down sufficiently from the existing ridge.
- ☐ The proposed use of matching brickwork, render and roof tiles is considered to be in keeping with the design language of the host dwelling and would constitute satisfactory design.
- ☐ The proposed double garage would occupy a similar footprint (49.82m²) to the original application property with a maximum height of 5.18m. This would appear much larger than the existing detached garage, which has a footprint of 14.82m² and a gable roof with a shallow pitch. However, it would be set 7.57m away from the application property, set back 7.6m from the opposing boundary of curtilage and reflect the design language of the host dwelling. Whilst the structure would have a large scale, it is not considered to harm the character of the host dwelling and street scene owing primarily to its appropriate positioning in the context of the surrounding built environment.
- ☐ It is considered that there would be sufficient space to the rear of the property for the storage of refuse bins out of public view.
- ☐ In light of the above assessment, the proposal would not have a detrimental impact on the host dwelling, the adjoining terrace and the spacious character and appearance of the immediate area. It therefore adheres to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Amenity: DM1 and SPD

- ☐ To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:
 - i. *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*

- ii. *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
 - iii. *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*
- ☐ The proposed fenestration to the rear measures 14.83m to the directly facing boundary of curtilage and 19.33m to the side elevation of no. 47 Abbott Street. Whilst there is a first floor window on the facing side elevation of no. 47, this is obscurely glazed and comprises a top opening window only. While the LPA cannot be certain what room this window serves, based on the afore mentioned characteristics, it appears to be for a bathroom. Therefore, based on these factors, and especially the presence of existing obscure glazing, the 19.3m separation distance is acceptable.
 - ☐ The adjoining dwelling, no. 4 Ajax Street, benefits from an existing single storey rear extension that abuts the common boundary and projects 2.53m from the rear elevation. The part single storey rear extension would not project beyond 3m when measured from the rear of the neighbouring extension. The part two storey rear extension would not project beyond a 30 degree line taken from a point 3m along the common boundary. Therefore, the rear enlargement would comply with the SPD and is not considered to substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of nearby dwellings.
 - ☐ The proposed garage would be located at the bottom of the rear garden in close proximity to the common boundaries with no. 4 Ajax Street and no. 47 Abbott Street. With regards to no. 4, the proposed garage is an acceptable distance away from the neighbouring rear windows and primary garden area.
 - ☐ The length of the proposed garage would be set in close proximity to the side boundary of no. 47 Abbott Street. Whilst it would result in some overshadowing to the side elevation of no. 47, it is considered that the proposed garage does not directly face the ground floor window to the side elevation of no. 47. Further to this, the roof would be hipped away from no. 47. Therefore, it is not considered that the proposed garage would result in an undue loss of light or overbearing impact upon the neighbouring dwellings.
 - ☐ The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.
 - ☐ It is therefore considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the Council's adopted Core Strategy requires that all development proposals provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.
- ☐ The proposal will increase the provision of off-street parking available at the property by providing off-street on the proposed driveway for one car.

- ☐ A planning condition was suggested by the Council's Highway Authority to ensure that the proposed garage is retained for its intended use and is not used for commercial purposes or used for the storage of materials.
- ☐ Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:
 - 1) necessary;
 - 2) relevant to planning;
 - 3) relevant to the development to be permitted;
 - 4) enforceable;
 - 5) precise; and
 - 6) reasonable in all other respects.
- ☐ Appendix 5, which sets out the Council's parking standards provides a maximum standard of 2 spaces, not including a garage, for 2+ bedroom houses outside town centres. Therefore, it would not seem reasonable to condition the use of the garage in such a way.
- ☐ Furthermore, it would be difficult for the Council to enforce the use of the garage for its intended purpose and not for the storage of domestic materials.
- ☐ Finally, given that the proposed parking arrangements are in accordance with policies T2 and DM1 it would not be necessary to request that the garage is retained for its intended use.
- ☐ In light of the above, the proposed parking arrangements are acceptable and are in accordance with policies T2 and DM1 and the relevant policies contained within the NPPF.

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. The permission relates to the following plans:
 - Existing Floor Plans and Elevations. Drg no. A314-001
 - Proposed Ground Floor Plan. Drg no. A314-002
 - Proposed First Floor Plan. Drg no. A314-003 rev A
 - Proposed Elevations. Drg no. A314-004 rev A
 - Proposed Garage Floor Plan and Elevations. Drg no. A314-005
 - Location Plan. Drg no. A314-006
 - Existing Site Plan. Drg no. A314-007
 - Proposed Site Plan. Drg no. A314-008

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 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	24/01/2023	Signed: BM
Authorisation	26/01/2023	Signed: RC

Report Author Bob Melling