APPLICATION NUMBER: 21/00410/HOUS

Application Number:	21/00410/HOUS
Location:	10 Orchard Street Heywood OL10 4DA
Proposal:	Two storey rear extension with additional window to first floor side elevation
Applicant:	Kara Kay
Case Officer:	James Bridgman
Recommendation:	

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 refers to 10 Orchard Street, a two storey end terrace property in Rochdale. The dwelling faces south-west on to the highway.

Description of Proposal

The application proposes to construct a two storey rear extension and to add an additional window on the first floor existing side elevation. The two storey extension would project 3m outwards from the rear elevation.

Relevant History

None.

Township/Member comments

Not applicable.

Consultee responses

Not applicable

Representations

Letters of notification have been sent to neighbouring properties. 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

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 two storey extension would have a dual pitched roof, the eaves would be the same height as the eaves on the host dwelling. However, the ridge of the proposed two storey extension would be lower than the ridge of the host dwelling. Therefore, the proposal would appear subservient when compared to the host dwelling.

The design principles of the proposal adhere to the design principles of the host dwelling. Therefore, the proposal would not appear conspicuous within its context and would not adversely impact the character and appearance of the host dwelling and surrounding street scene.

In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Overshadowing and Overbearing Impact

The existing dwelling already benefits from a single storey rear extension which projects 4.6m outwards from the rear elevation. This located along the shared boundary with no.8 Orchard Street which has a single storey rear extension similar to no.10. The proposed two storey extension would be located to the north-east of the single storey extension.

The proposed two storey extension would project 3m from the rear elevation of no.10 Orchard Street. In paragraph 5.10 of the SPD, it outlines that when there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, a first floor or two storey extension should not exceed 3m in projection from the common boundary. Therefore, the proposal is acceptable and in accordance with the SPD.

Privacy

The submitted proposed elevations show that there are no windows on the side elevation of the proposed two storey extension. As a result of this, it is considered that the proposed two storey extension does not permit any loss of privacy to neighbouring properties.

The proposal seeks an additional window on the first floor side elevation of the existing dwelling. This would be a principal window for a bedroom and would directly face the side elevation no.12 Orchard Street. At present, there is only window that is obscurely glazed on the side elevation of no.12 which is for a landing and is not considered a habitable room.

Occupier Amenity

The proposed floor plans show that the two storey extension will create a fourth bedroom for no.10 Orchard Street. An additional window is sought to bedroom 3 to ensure that every bedroom has a principal window. There is an approximately 6m distance between no.10 and no.12 Orchard Street. Therefore, the proposed additional window does not accord with paragraph 4.1 of the SPD, which states there should be 14m between a principal window and any directly two facing two storey elevation which does not contain a principal window to a habitable room. An assessment is therefore necessary to determine the impact, specifically in regard to whether there is acceptable light and outlook to 'bedroom 3' as shown on the submitted proposed floor plans.

It is noted that there is an increase in level on the side elevation of no.10 when compared to no.12. In addition, the neighbouring property no.12 has a hipped roof, which will further allow increased light and outlook. Therefore, on balance it is considered that the reduced light and outlook to this bedroom would not unduly impact the amenity of the occupier or future occupiers of no.10 Orchard Street.

Highways and Parking: DM1 and SPD

The extension is at the rear and the development will add an additional bedroom to no.10 Orchard Street. The existing parking arrangements are considered to be acceptable and in accordance with policies DM1 and the SPD.

Recommendation: **Grant**

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:

   - 21.2497.1
   - 21.2497.2B
   - 21.2497.3A

   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 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	21/05/21	Signed: JB
Authorisation	21/05/21	Signed: AT

Report Author James Bridgman