

APPLICATION NUMBER: 24/00343/HOUS

Application Number:	24/00343/HOUS
Location:	39 Canon Street Rochdale OL16 2TF
Proposal:	Single storey extension to existing front porch and insertion of a new window to the rear ground floor elevation
Applicant:	Kamal 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 no. 39 Canon Street, a two-storey end-terrace dwelling located in Central Rochdale. The dwelling is situated on a corner plot and is adjoined to no. 41 Canon Street to the south-east, adjacent to no. 19 Bishop Street to the north, and faces the highway to the south-west. The side and rear boundary of the curtilage borders the side and rear curtilage of adjacent no. 19. The dwelling is sited on a lower level than adjacent no. 19 and the highway.

Description of Proposal

Permission is sought for a single-storey front extension to infill the existing space between the front porch and garage. The extension would sit flush with the front elevation of the porch and garage to form one continuous elevation, as well as integrate with the garage's sloped roof. A single window is proposed to the front and rear of the property.

The proposed extension would measure 1.6m wide and 1.5m deep. The eaves height measures 2.4m and the maximum height 3.6m.

Relevant History

21/00451/HH42 - Prior notification for a single storey extension measuring 4.0m from the rear of the original dwelling (with a maximum height of 2.5m and height to eaves 2.5m) - Prior Approval Not Required

21/00561/HOUS - Two-storey side extension following demolition of existing porch - Grant subject to conditions

23/00047/HOUS - Erection of attached garage to side and formation of front driveway – Grant subject to conditions

23/00418/HOUS – Single-storey porch (retrospective) – refusal

23/00814/HOUS - Single storey front porch including landscaping and erection of front and side boundary walls - retrospective (resubmission of 23/00418/HOUS) – Grant subject to conditions

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 25/04/2024; 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

The applicant property has had numerous extensions (as listed above), which cumulatively have resulted in development which doesn't appear in keeping with the surrounding properties and is not considered subservient to the host dwelling.

Nonetheless, the proposed front extension should be assessed on whether it would create any additional visual harm. Whilst it wouldn't alleviate the aforementioned issues, it would not contribute to further visual harm. The proposed extension is a modest and minor addition to the property, which wouldn't significantly alter the existing form, massing, or scale.

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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

The proposed development is of a siting, scale and design which would not threaten the amenity of neighbouring residents by way of overbearing impact, overshadowing or through a loss of privacy.

The proposed extension would result in the loss of a window serving the dining room. However this would be replaced by the installation of a window to the rear elevation, ensuring the dining room would receive an adequate amount of natural light.

Therefore, 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 works would have no bearing on the current parking arrangements, and are 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 plans: Rev 4
- Location plan: 1826729
- Existing and proposed site plans

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	11/06/2024	Signed: Hamish Rigg
Authorisation	17/06/2024	Signed: Ryan Killeen

Report Author Hamish Rigg