

Application Number:	22/01445/HOUS
Location:	20 Canon Street Rochdale OL16 2TA
Proposal:	Two storey side extension, front porch extension, additional parking space and insertion of windows to first floor front and side elevations following demolition of existing side porch. Re-submission of 22/00993/HOUS
Applicant:	Mrs Aasma Ahmad Ali
Case Officer:	Chelsea Petrillo
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 relates to no.20 Canon Street – a two storey end property on a row of terraces located in the Smallbridge Firgrove ward of Rochdale. The house sits on a corner plot at the junction with Deacon Street to the north with houses to the rear set at right angles to the plot. The property benefits from off-street parking for one car sited to the front of the dwelling and an additional garden to the side of the property.

Description of Proposal

The application is seeking planning permission for a two-storey side extension, front porch extension, additional parking spaces to the front of the property with insertion of windows to the first floor front and side elevations, following demolition of the existing side porch.

The two storey side extension would project 4.3m from the original side elevation and span the depth of the house at 7.0m with a continuation of the hipped roof ridge and eaves heights across. The extension proposes windows to the front, side and rear elevations. In addition to the side extension, the entrance door for the house would be relocated from the side elevation to the front elevation via the removal of

the small existing side porch and the construction of a new hipped roof porch to the front with a footprint of 3.1m in width by a depth of 1.8m. Parking arrangements are proposed to the front of the dwelling which would provide two off-street car parking spaces.

Relevant History

22/00993/HOUS Two storey side extension and front porch – REFUSED 29.09.2022 for the following reasons:

1. The two-storey side extension includes windows to the front and rear, of which the first-floor rear-facing bedroom window would be set just 3.7 metres from the end gable of the house to the rear of the site at 1 Deacon Street. The siting of the proposed first floor habitable room window in such close proximity to the gable end is well below the 14 metres in the Council's space standards, and accordingly the scheme is unacceptable as would fail to provide an adequate separation distance for the future occupiers of the rear bedroom within the side extension, contrary to Policy DM1 'General Development Requirements' of the Rochdale Core Strategy of 2016, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' of 2016 and the National Planning Policy Framework.
2. The proposed development will increase the number of bedrooms at the house from two bedrooms up to four bedrooms. The submitted plans do not show how an additional parking space could be accommodated within the curtilage to meet the Council's adopted standards, and would lead to an increase in on-street parking around the junction between Canon Street and Deacon Street, forcing pedestrians into potentially unsafe situations and as such the proposal is contrary to Policy DM1 'General development Requirements' of the Rochdale Core Strategy of 2016 as it fails to provide adequate parking to serve the development.

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The extended property has two off street parking spaces which meets Council standards. We would remind the applicant that a separate permission will be required from the Councils Highway Service for the provision of the proposed vehicle access crossing over the footway.

The servicing arrangements for the property would remain unchanged.

The development would have no detrimental impact on road safety or highway capacity.

Highways raise no objection to this application.

Representations

10 letters of notification were sent to surrounding neighbours. No letters of representation were 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

N/A

Assessment

Design: DM1 and P3

- ❑ Policy DM1 of the Rochdale Core Strategy states new developments must ensure they “are of high quality design and take the opportunity to enhance the quality of the area”. The Rochdale Core Strategy also states in relation to Policy P3 developments must “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 in general;”.
- ❑ Paragraph 5.1 of the SPD states that all new developments “should be designed to be in keeping with the host property and generally should be subservient to it”. It is considered the overall design of the extension would be viewed as a continuation of the host property and the materials would be constructed to match that of the original therefore subservient to it.
- ❑ Paragraph 5.14 of the SPD states side “extensions on a corner plot can have an unacceptable impact on the street scene by eroding the space around buildings and presenting a hard edge to the public highway. Therefore, planning permission will not normally be granted for a single or two storey extension to a dwelling on a corner plot unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension”. In addition, Paragraph 5.15 states the factors that will be taken into account when determining “sufficient space” includes the presence of a strong building line and the overriding need to protect it, the proximity of neighbouring buildings, and the space surrounding other buildings in the immediate vicinity of the site and the contribution this would have to the overall character of the street scene.
- ❑ The proposed plans would indicate the building line created along Deacon Street would not be surpassed by the extension and sufficient space to the front, side and rear gardens would be maintained as a result of development. The extension is not set down or back from the main dwelling, however has some degree of subservience as a result of the hipped roof design, and in design terms would also be in keeping with existing two-storey side extensions at no. 26 and 28 Canon Street.
- ❑ The relocation of the existing front porch, constructed to match the materials and roof form of the host dwelling, would form as a suitable addition to the front elevation of the dwelling and create a new entrance point to the property.
- ❑ Sufficient space will remain to store bins at the side of the property where they will not be prominent in the street scene.

Summary

In accordance with policy DM1 and policy P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF, in line with the above assessment, the design of the overall proposal is therefore acceptable and sufficient for design standards.

Amenity: DM1 and SPD

- ☐ DM1 of the Rochdale Core Strategy states that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.
- ☐ It is noted the previous application was refused due to a bedroom window at the rear adjacent to the end gable of 1 Deacon Street not meeting SPD Paragraph 4.1 Space Standard requirement of 14m between a principal window and a two storey blank elevation. Proposed plans indicate this window has now been relocated to the side and will now benefit from adequate light and outlook. The side porch of 1 Deacon Street will suffer a loss of light but is not considered to be a habitable room.
- ☐ The side facing bedroom window will overlook the front garden of 2 Deacon Street and the side garden of 18 Canon Street but at a distance of 15m complies with the SPD. It is further noted that these spaces do not currently benefit from a high level of privacy.
- ☐ The plans show that adequate light and outlook will remain to all habitable rooms of the dwelling. The remaining outdoor amenity space will be small to serve a 4 bedroom family home, but on balance is considered acceptable.

Summary

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties of the application property, in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1(e) of the Rochdale Core Strategy states that development proposals should “provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location”.
- ☐ Appendix 5 of the Rochdale CS (Core Strategy) requires a maximum of 2 car parking spaces per dwelling for a 2+ bedroom house outside the town centre. It is noted the property will be increasing from a 2 bed to a 4 bed. Proposed plans indicate the site can accommodate two designated off street car parking spaces to the front of the dwelling therefore compliant with scheduled parking standards.

Summary

The proposed parking arrangements 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:
 - IPS/R/20/OL162TA - EXISTING FLOOR PLANS, ELEVATIONS, SITE AND LOCATION PLAN

- IPS/R/20/OL162TA - PROPOSED FLOOR PLANS AND ELEVATIONS
 - IPS/R/20/OL162TA - PROPOSED SITE PLAN
- and the development hereby permitted shall be carried out in accordance with these plans 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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The extension hereby permitted shall not be occupied until the car parking has been provided as shown on drawing IPS/R/20/OL162TA and in accordance with full details of surfacing and drainage that have first been submitted to and approved in writing by the Local Planning Authority. The parking shall be maintained and remain available for its intended purpose thereafter.

Reason: In order to ensure the provision of adequate parking in accordance with Policy T2 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	11.01.2023	Signed: CP
Authorisation	15.01.2023	Signed: AT

Report Author Chelsea Petrillo