APPLICATION NUMBER: 19/00503/HOUS

Application Number:	19/00503/HOUS
Location:	162 Starring Way, Littleborough, OL15 8RE
Proposal:	Single storey side and rear extension part-retrospective (re-submission 18/00872/HOUS)
Applicant:	Mrs K Martin
Case Officer:	John Van Eker
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application site relates to number 162 Starring Way located in Littleborough. The immediate area is residential in nature and the properties situated within the immediate street scene consist of a row of houses with adjoining garages. Access to the rear garden of the application site is through the main dwellinghouse or via the garage.

The garden level of adjacent 160 Starring Way is approximately 30cm lower than the application site. The application site also shares the opposite adjacent side boundary with two, two storey, properties - numbers 2 and 4 Oak Hill which are sited in a higher position than the application property. The rear boundary of the property is shared with number 20 Laburnum Way.

Description of Proposal

The proposal relates to a recently constructed single storey side extension in place of the existing attached garage that will project approximately 2.1m from the existing side elevation of the property. This side extension would have an overall length of 3.3m and join up to the existing single storey rear element. The side extension will be formed with a pitched roof with a ridge height lower than the existing property. This extension would have a ridge height of approximately 4.1m and a height to eaves of 2.5m.

A separate extension is also proposed to the existing single storey rear flat roofed element. Sited to the rear of the property, this extension would form a rear extension

to the property and projects 3.6m from the rear elevation of the property with a width of 1.2m. Patio doors will be installed to the side of the element facing towards the side boundary shared with number 160 with a separation distance of approximately 2.9m. This rear extension would have the same flat roof as the existing extension with a height of approximately 2.9m.

The application is considered retrospectively and at the time of site visit was near completion.

Relevant History

84/D17245 – Single Storey Rear Extension
Decision: Permitted Development
Decided 23/10/1984

18/00872/HOUS
Single storey side extension, conversion of garage to living accommodation including construction of pitched roof over existing flat roof, single storey rear extension and new window on existing rear elevation
Approved with conditions
26/09/2018

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours and one objection has been received which stated the following summarised points:

- The proposed roof light dominates the outlook from habitable room windows and stands high protruding from the roof, directly in our eyeline having visual impact on our previously open outlook.
- The extension does not fit in with existing materials.
- The volume/mass of the extension closes in our outlook.
- The materials are a poor match
- There are other issues such as the extension not being built in accordance with the previous approval.

Case Officer:
This recent application has been received following enquiries from the Councils Enforcement team. As such the application is considered retrospectively and includes details that have been updated over the recently approved scheme to reflect the development as it stands.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The proposed single storey rear extension would not be visible from the street scene and given its modest size of the extension and flat roof design, such a proposal would remain subservient to the existing dwelling.
- The previous permission for an extension at this address included a condition requiring materials of the proposed construction to match that of the existing house.
- The development as it has been constructed does have a different appearance to the original property. Upon closer inspection this difference is due to a difference in age between materials. The materials that have been used in the construction of this extension match the original property as far as would be practically possible.
- The resulting appearance is considered acceptable at this location and in keeping with the original property and neighbouring forms of development.
- The application includes details of a proposed sky lantern to part of the rear extension to the property. The appearance of this feature will have a limited impact on the streetscene owing to the siting of this feature away from the highway. In addition, when viewed from the rear, the impact of the proposed skylight is considered acceptable and in keeping with neighbouring forms of development such as existing neighbouring upvc conservatories and other glazed additions.
- The additional fenestration to the rear elevation of the property is considered to be well sited and in keeping with the original property.
- The proposed side extension would have a front elevation further forward than the existing garage however this will still remain behind the principal front elevation of the property. Combined with a ridge height below that of the existing property, the proposed design of the extension is considered acceptable.
- In addition, the application property is sited to a lower level than neighbouring properties on Oak Hill and the proposed extension will remain single storey and to the same level. The appearance will be acceptable in the context of neighbouring properties.

- Given the above, the proposal would not have a negative impact on the character and appearance of the host dwelling or the local area.
- 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

- In respect of the two storey neighbouring properties along Oak Hill, owing to the fact that these properties are built to a higher level and the side extension will be in place of an existing garage with no side windows, the impact of this extension is considered to be acceptable on the amenity of these neighbouring occupants at this location.
- Given that the additional projection to the rear of the property will be to the side of an existing extension, it is not considered that this will impact on the amenity of neighbouring occupants to the rear of the property. The proposed patio doors to the side of this, facing the side boundary shared with the adjoining property with a separation of approximately 2.9m is, on balance, an acceptable addition over the current arrangement. The proposal will not face any neighbouring habitable room windows and the change in levels is also considered to limit the amenity impact to a degree at this location.
- The proximity of the building to the property at the rear, number 20 Laburnum Way, will remain unchanged and the impact of the proposal on these neighbouring occupants is considered to be acceptable.
- The plans submitted for this application show that the side elevation of the proposed side extension will remain adjacent to the boundary shared with adjacent no. 2 Oak Hill and the that boundary treatment to this side boundary will remain in place. This proposed relationship is considered acceptable and would not result in an unacceptable relationship over the existing arrangement.
- 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.

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:-

- Location Plan
- Existing Plans and Elevations DWG No 162/L/1
- Proposed Plans and Elevations DWG No 162/L/2 A

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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan 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 and positively to issue the decision without delay.

	Date	**Officer**
Report Completed	08/07/2019	Signed: JVE
Authorisation	16/07/2019	Signed: AT

Report Author John Van Eker