APPLICATION NUMBER: 21/00337/HOUS

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Location:	8 Goldcraft Close Heywood OL10 2QW
Proposal:	Proposed two storey side extension
Applicant:	Mr Mallon
Case Officer:	Emily Sykes
Recommendation:	**Refuse**

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 no.8 Goldcraft Close, a two storey end of terrace dwelling located on an architecturally similar estate in North Heywood. The dwelling faces north-east towards the south-west side boundary of curtilage at no.10 Goldcraft Close. The dwelling is adjoining to no.6 Goldcraft Close to the north-west and the south-east boundary of curtilage borders the rear boundary of curtilage at no.12a Walton Street.

Description of Proposal

The application proposes a two storey side extension which is set down 0.6m from the roof ridge on the host dwelling. It will sit flush with the front principal wall of the host dwelling and will be set back approximately 1.8m from the main rear wall of the host dwelling. The proposed development will be constructed with a gable roof design and matching materials to the host dwelling. The first floor rear elevation window will be obscurely glazed and lead to a proposed en-suite.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours and no representations were 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 extension is appropriately designed and would broadly adhere to the design principles of the host dwelling. Furthermore, the proposal would appear subservient when compared to the host dwelling, ensuring that the proposal would appear conspicuous within its context and would not adversely impact the character and appearance of the host dwelling and surrounding street scene.

- Bin storage would be possible to the rear of the dwelling which is not considered to result in undue harm to the character and appearance of the 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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 4.1 of the Guidelines and Standards for Residential Development SPD outlines the standards for new developments, including the space standards which new residential developments must adhere to. Paragraph 4.1 (ii) states that there must be 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room. The proposed two storey side extension is located approximately 11m from the principal rear wall at no.12A Walton Street. It is therefore considered that the proposed development will limit the light and outlook to the windows at the rear of the neighbouring property.

Furthermore, the proposed development features a 7.2m long two storey extension, with the proposed gable end situated only 1m from the common boundary with the rear boundary of curtilage of no.12A Walton Street. The proposed two storey side extension is considered to be large within its scale and massing, with a large expanse of bricks on the two storey gable end being situated close to the shared boundary of curtilage. It is therefore considered that the scale and massing of the proposed development will be unduly overbearing to the amenity of the neigbouring occupiers rear garden.

The proposal would retain a sufficiently sized rear garden with a functional layout at the applicant property. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

Overall, it is considered that the scale and massing of the proposed two storey side and rear extension would therefore cause undue harm to the amenity of the occupants of the neighbouring dwelling at nos. 9 and 11 Chevron Close, in accordance with policies DM1, the SPD and the NPPF.

Recommendation: **Refuse**

1. By virtue of its scale and massing, the proposed development is considered to have an unduly overbearing impact on the neighbouring dwelling at no.12A Walton Street, within close proximity and with the blank gable two-storey side

wall creating a visual intrusion to the rear of the dwelling. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- Plans and Elevations as Existing and Proposed (2021/0025/0001)
- Site Layout as Proposed
- Location Plan

	Date	**Officer**
Report Completed	15/06/2021	Signed: ES
Authorisation	15/06/2021	Signed: EH

Report Author Emily Sykes