APPLICATION NUMBER: 20/01086/HOUS

Application Number:	20/01086/HOUS
Location:	19 Wood Bank Road Littleborough OL15 0DR
Proposal:	Proposed demolition of existing single garage, construction of single storey side and rear extension to existing property, and window to side elevation
Applicant:	Mrs Kadria Thomas
Case Officer:	Majid Mir
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**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to 19 Wood Bank Road, a detached bungalow located in Rochdale. The property has a staggered design with the neighbouring property of no. 17 Wood Bank Road sitting slightly more advanced than no. 19. Additionally, no. 19 sits slightly advanced of no. 21 Wood Bank Road. No. 19 faces north west towards the highway, with no. 19 to the east and no. 21 to the west.To the rear of the property is open land identified as recreational open space.

Description of Proposal

The applicant seeks planning permission for the construction of a single storey rear and side extension after the removal of the existing detached garage. The proposed extension will be an 'L' shaped structure.

The proposed extension will be set back from the front elevation of the host property by 7m. The proposed extension will project out by 1.35m from the side elevation The element of the extension to the rear will be set in from the shared boundary with no. 17 by 2.35m and would project 3.87m from the rear elevation of the host property. The width of the proposed extension will be 6.4m and the elevation facing no. 21 will be 7.7m long.

The application also proposes to replace the existing bathroom window to the side elevation with a smaller window.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties and a site notice was placed in the vicinity of the site. One representation has been received. The representation has been summarised below.

- We have no objections as long as there is a metre path separating the neighbouring property.
  Officer's comments: Discussed in the design section of the report.
- A fence should be placed along the boundary when the garage is removed at no cost to the neighbours.
  Officer's comments: This is a civil matter between parties.

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 proposal will see a hipped roof to the side and gable roof to the rear. The gable to the side elevation will follow the pitch of the host property and is considered a satisfactory design solution for the proposal. The rear element of the extension will have a gable roof. As the rear element will be set in from the boundary by 2.35m, the design of the roof and the extension gives an appearance that is less than satisfactory, however, the rear element of the proposed extension will be screened from the street scene and therefore will have limited impact on visual amenity.
- The proposed extension will have 1m path than runs along the side elevation of the proposed extension that will allow for access to the rear of the property. Additionally the property is set back by 7m from the front elevation of the host property. Therefore there is no nce of a terracing effect from occurring through the proposal.
- Viewing from Wood Bank Road, by setting the proposed extension 7m back from the front elevation and adding the hipped roof to the side element of the extension, it gives an appearance of subservience to the host property.
- Overall, the design and the use of the materials to match the existing will help to tie the proposed extension and the host property. The proposed extension would be in keeping with the host property.
- The bins will be store along the side elevation of the property and away from the front of the property. It is considered that the location of the bins will have limited impact on visual amenity.
- The fenestration is considered acceptable.
- On balance, 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

- As no. 17 Wood Bank Road is set slightly ahead of no.19, the rear elevation of no. 17 is approximately 1m further back than the rear elevation of no. 19. The proposed rear extension will be set back from the shared boundary by 2.35m and would therefore meet the requirements set in the SPD for single storey rear extensions. Additionally, no. 17 has a detached garage to the rear, this will screen no.17 from the proposed extension. It is therefore considered that the proposed extension would not unduly impact on the amenity of the occupants of no. 17 Wood Bank Road.
- The rear elevation of no. 21 Wood Bank Road projects approximately 3.4m further ahead than that of no. 19. Therefore, the proposed extension will only project past the rear elevation of no.21 by approximately 0.5m. It is therefore considered that the proposed extension would not unduly impact on the amenity of the occupants of no. 21 Wood Bank Road.
- The applicants propose to include a window on the side elevation facing no. 21. This will however be used to service a bathroom and no. 21 has no windows in the side elevation facing no. 19. However, it is considered prudent to add a condition requiring the window facing no. 21 Wood Bank Road to be obscured glazing.

- A window is also proposed for the side elevation facing no, 17. However, this will be set at a height of 2m and therefore this does not create any concerns in regards to overlooking.
- The proposed extension will see some outside amenity space lost, however, the removal of the detached garage will help to compensate for the loss of outside amenity space. Overall, sufficient amount of outside amenity space will be retained to the front and rear.
- All habitable rooms in the property will retain sufficient amount of light and outlook.
- 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

- Though the property will lose the detached garage, off-street parking space for two vehicles will remain.
- 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:

   - Location plan. Drawing no: Y117-03
   - Existing site plan, existing plans and existing elevations. Drawing no: Y117 -01
   - Proposed site plan, proposed plans and proposed elevations. Drawing no: Y117-02/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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the window in the ground floor on the side elevation facing 21 Wood Bank Road shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

   Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. 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

	Date	**Officer**
Report Completed	06/11/20	Signed: MM
Authorisation	09 November 2020	Signed: EH

Report Author Majid Mir