APPLICATION NUMBER: 20/01418/HOUS

Application Number:	20/01418/HOUS
Location:	36 Percy Street Rochdale OL16 5LF
Proposal:	Single storey rear and side extension
Applicant:	Mr Kamran Nazir
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?	**N**

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

Location

The application relates to 36 Percy Street, a two storey semi-detached property located in Rochdale. No. 36 faces north on to the highway and is adjoined to no. 38 Percy Street to the east. To the west no. 36 shares a boundary with no. 34 Percy Street, and to the rear no. 36 shares a boundary with Moss Lodge.

Description of Proposal

The application proposes the construction of a single storey extension to the rear. The proposed extension will project out by 7m from the rear elevation of the host property and will be 3.75m wide. The proposed extension will project beyond the side elevation of the host property by approximately 0.7m. The proposed extension will have dual pitched roof with the gable end facing the rear elevation of the proposed extension. The proposed extension will house a shower room, lounge and bedroom.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

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 design of the dual pitched roof with the gable end facing the rear elevation of the proposed extension is considered to be acceptable. It is further noted that the use of materials that match the existing would help to produce a design that is satisfactory.
- The proposed extension is considered to be sufficiently subservient to the host property.
- As the proposed extension would project beyond the side elevation of the host property, it would be visible from the street scene. However, it is noted that the proposed extension would only project beyond the side elevation by approximately 0.7m and it would be approximately 12m from the highway. Additionally, no. 36 is set on slightly higher level than the highway. It is therefore considered that the proposed extension would have minimal impact on the street scene.
- 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

- The SPD sets a maximum standard for single storey rear extensions. The SPD sets a maximum limit of 3m which is measured along the shared boundary and from the rear elevation of the adjoining or adjacent property. However, where there is an extension close to the shared boundary, the measurement is taken from the rear elevation of the extension. Where the extension is set away from the shared boundary, the projection of the rear extension can increased by the extra distance from the shared boundary, providing the extension does not project beyond a 45 degree line measured from the point along the shared boundary.
- It is noted that the proposed extension would be close to the shared boundary with no. 34. No. 34 has an extension close to the shared boundary and the proposed extension for no. 36 would not project beyond the rear elevation of the extension of no. 34.
- In regards to no. 38, it is noted that no. 38 has a conservatory close to the shared boundary that projects out by approximately 3.6m. The side elevation of the conservatory is predominantly constructed out of brick. The proposed extension is set sufficiently away from the shared boundary that it does not project beyond the 45 degree line.
- The proposal includes windows for habitable rooms that will face towards no.38. However, the conservatory and the boundary treatment which consists of a 1.9m brick wall, sufficiently screens the rear outdoor amenity space of no. 38 from view. It is therefore considered that the addition of the windows facing towards no. 38 would not result in any undue loss of privacy for the occupants of no. 38.
- It is noted that the rear garden is considerably enclosed by the extensions of the two neighbouring properties and by the trees found close to the shared boundary with Moss Lodge. This has left the rear windows and amenity space with little outlook and light. It is considered that the proposed extension would not substantially reduce the outlook and light to the occupiers of no.36, and not to the extent that would warrant a refusal.
- The proposed extension would see the rear outside amenity space being substantially reduced. However, though the proposed extension would leave a small outside amenity space, it is considered that the remaining outdoor amenity space is sufficient for a functional outdoor amenity space.
- On balance, the proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposed application will see no changes made to the existing supply of off-street parking space available to the occupiers of the property.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

<u>Recommendation:</u> 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 site plan, proposed site plan, existing ground floor plan, existing elevations and proposed elevations. Drawing no: 1664/1
   - Proposed ground floor plan. Drawing no: 1664/2

   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. 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	07/01/21	Signed: MM
Authorisation	8/01/21	Signed: KN

Report Author Majid Mir