APPLICATION NUMBER: 20/01046/HOUS

Application Number:	20/01046/HOUS
Location:	65 West View Littleborough OL15 0JD
Proposal:	Single storey front and side extension, following removal of existing side extension
Applicant:	MR ROBERT BOSTOCK
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

This application relates to a semi-detached two storey dwelling on West View in Rochdale. The property sits on the corner of a set of semi-detached properties that run along West View. Lord Street, which is a small path that runs along the side elevation of no.65, separates no.65 and properties that run along Lord Street. Additionally, Lord Street provides access to Bridge Cottage, which is to the rear of no.65. Lord Street is to the north east of no.65 property, and therefore the properties along Lord Street faces south west. No 65 faces south east on to the West view. To the south west, no. 65 is attached to no 63 West View.

Description of Proposal

The application proposes to remove the existing side extension which houses a store room with a garage door to the front and a gym to the rear. The existing extension sits close to the boundary by Lord Street.

It will be replaced by a single storey side extension and a front porch. The front porch will project out by 1.8m and be 5.2m wide. It will adjoin on with the new side extension. The side extension will project out from the side elevation of the dwelling by 2.9m, which is the same distances as the existing side extension. The proposed side extension will have a mono pitched lean to roof that will be 3.9m tall. The ridge will be set at a height of 2.9m.

The proposed extension will house a dining room to the rear, as well as a play room, gym and store room. The porch element of the proposed extension will house a new front entrance, utility area and a toilet/wash room.

Relevant History

84/D16805 - Single storey extension to side of dwellinghouse - Grant subject to conditions - 19 July 1984.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of representation have been sent to neighbours but no representations have been 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 porch is slightly large but the property is set back from the highway, therefore the proposed front porch will not be prominent from the street scene and is acceptable.
- The proposed extension is of a standard design and the materials that will be used for the construction of the proposed extension will match the host property. It is therefore considered to be in keeping with the host property.
- Taking into consideration the design and size of the proposed extension it is considered that the proposed extension will be subservient to the host property.
- The hipped roof design to the front porch will reduce the prominence of the front porch and is considered acceptable. The side extension will have mono pitch lean to roof like the existing extension and is considered acceptable for the extension.
- The fenestration to the porch and side extension is considered acceptable.
- The bins are stored to the front of the property, however as the property is set back from the highway, and therefore it has a large front garden and sufficient screening to screen the bins from view from the street scene.
- 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 regards to the relationship with the properties along Lord Street, the side elevation on the proposed extension will project out the same distances as the existing extension. The eaves of the existing extension are set at a height of approximately 2.4m, whereas the eaves of the proposed extension are set a height of 2.9m. Additionally, the ridge of the roof on the existing extension is approximately 3.1m, whereas the ridge of the proposed extension is 3.9m.
- Though the addition of the proposed porch will see the length of the wall facing the properties on Lord Street increase from 7.4m to approximately 9.4m, it is noted that there are a number of trees that run along the boundary that are approximately 2.5m tall. Finally, the distance to the properties along Lord Street and no.65 will stay the same at approximately 12m.
- It is noted that the SPD states that there should be a distance of 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room. The proposed extension would meet the requirements set out in the SPD.
- Overall, it is considered that the proposed extension would increase the amenity impact on the properties along Lord Street, but not substantially greater than the existing and not to the extent that would warrant a refusal.
- It is considered that proposed extension would not unduly impact on the amenity of any of the other neighbouring properties.
- All habitable rooms in the property will retain access to appropriate levels of light and outlook.
- The proposal will see a loss of space to the front of the property, however this would be minimal. Additionally, the rear garden will be kept as it is at present. It is therefore considered that no.65 would retain a sufficient amount garden space.
- 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

- The proposal will see no additional bedrooms added to the property. Additionally, there is sufficient off-street parking space for a minimum of two vehicles.
- 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:

   - Site location plan
   - ExistIng and proposed bloclk plans - Dwg no: 20.2314.3
   - Existing floor plan and elevations - Dwg no: 20.2314.1
   - Proposed floor plan and elevation- Dwg no: 20.2314.2A

   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

	Date	**Officer**
Report Completed	20/10/20	Signed: MM
Authorisation	20/10/20	Signed: KN

Report Author Majid Mir