**APPLICATION NUMBER: 20/01147/HOUS**

# DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE |
|---|---|---|
| 20/01147/HOUS | Richard Whittaker | 29 October 2020 |

**Address:** 14 York Avenue Rochdale OL11 5HL

**Proposal:** Part two storey, part single storey side extension following demolition of existing detached garage.

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|---|---|---|---|---|---|
| PUBLICITY | **Weekly list expired?** | Y | **Site notice expired?** | n/a |
| | **Neighbour letters expired?** | Y | **Press Notice expired?** | n/a |

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|---|---|---|---|---|
| DELEGATION | **Significant departure from local plan?** | N | **Contrary to national policy?** | N |
| | **Applicant a Council Member or officer?** | N | **Contrary to previous decision?** | N |
| | **Major with 10 or more objections and recommending approval?** | N | **Called in or Planning Panel objection?** | N |

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|---|---|---|
| COMMENTS | **Planning Panel comments received?** | N |
| | **Neighbour comments received?** | N |

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|---|---|---|
| EIA | **Screening opinion completed and saved to Onbase?** | n/a |

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

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|---|---|
| **RECOMMENDATION** | **Grant** |

**CHECKED AND SIGNED OFF BY: EH** **DATE: 2 November 2020**

## Location

The application relates to 14 York Avenue Rochdale OL11 5HL, a two-storey detached dwellinghouse sited within a residential area located between Bamford and

Mitchell Hey. The property is situated within a street scene that predominantly features detached or semi-detached two-storey dwellings clad with mixture of red brick and rendered finishes.

Neighbouring properties exhibit existing examples of two storey side extensions.

The application site itself features a detached double garage to the side of the dwelling and a single storey rear extension which exhibits an unorthodox width wider than that of the original structure. This is obscured from the street scene by the detached garage.

**Description of Proposal**

The application seeks permission for the demolition of the existing detached garage and the formation of a two-storey side extension which would incorporate a new double garage and would project to the rear in line with the existing rear extension at ground level.

The proposed side extension would project 5.7 metres from the existing side elevation with a ten metre depth at ground level (bringing it in line with the existing rear extension which projects 3.2 metres from the original rear elevation) and a 7.2 metre depth at first floor level (projecting 1.5 metres beyond the existing rear elevation).

To the front the proposed side extension would project 0.5 metres forward from the existing front elevation at ground floor level whilst being set 0.75 metres back from the existing front elevation at first floor level.

The proposed side extension would total a height of 3.8 metres, set down from the height of the original dwelling.

**Relevant History**

13/00517/HOUS - Single storey rear extension – Approved 09.07.2013

**Representations**

Letters of notification have been sent to neighbouring properties. No letters of representation 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**

N/A

**Assessment**

**Design:** DM1, P3, SPD

Whilst it is acknowledged that a side extension projecting 5.7 metres is large in any situation it is recognised that the proposed works would replace a large existing double garage which contributes to the street scene as significantly as the proposed works would at ground level. It is further noted that the materials used in the proposed works would match those of the dwelling unlike those of the existing garage and would therefore amount to a more coordinated addition to the street scene.

With the ground floor aspect of the extension recognised to be of no greater impact to the street scene than that of the existing detached garage, it is understood that a 5.7 metre projection at first floor level is also large. However, given the features and layout of the street scene the proposed addition of this two-storey side extension of this size at this site would not amount to an imposing impact on the character of the area.
There are large side extensions already in place along York Avenue. No.12 which directly neighbours the application site exhibits a prominent side extension due to dwelling being located on a bend toward the end of the cul-de-sac which results in the effect of the dwelling (and the subsequent side extension) being pushed toward the highway.
In contrast the side extension proposed in this application would be set back from the neighbouring addition, and with the first floor aspect being set back from the existing front elevation of no.14 at a subordinate height, the impact would be reduced by the prominence of the side extension at no.12.

Paragraph 5.12 of the SPD sets out to reduce any potential terracing effects side extensions may have on their surrounding street scene. Whilst the first floor aspect of the development is set back from the front elevation of the existing dwelling (0.75 metres) it does not meet the parameters set out in paragraph 5.12 (2.0 metres), paragraph 5.13 states that there exceptions to this where there is little chance of a serious terracing effect occurring, one of which being where neighbouring dwellings are angled away from one another. The application site forms part of the end of a cul-de-sac where this is the case, additionally the proposed works are set down from the height of the original dwelling and whilst not meeting the parameters set out in paragraph 5.12 the first floor is still set back from the existing front elevation unlike other side extensions currently in place along York Avenue.

The proposed works would not result in a significant increase to the footprint of the dwelling given the existing garage, as a result the proposal would not impact pattern of density of the area.

On balance, given the surrounding layout of the street scene the proposed works are considered to be in accordance with relevant policy.

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, SPD

The ground floor rear extension aspect would match the projection of the existing rear extension (3.2 metres) which is in line with the SPD.

The first floor aspect of the development would project 1.5 metres to the rear which is in line with the SPD.

The side elevation of the proposed extension would not feature any windows and as a result no loss of privacy would be incurred.

Sufficient distance would be retained between the rear of the extension and the neighbouring properties to the rear.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

**Highways:** Appendix 5

The proposed works would retain sufficient off-road parking to service the dwelling. The proposed garage extension would provide sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

**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 The permission relates to the following plans:

- Site Location Plan - Dated 21.09.2020
- Proposed Plans and Elevations - Drawing No. 20.2208.SC1.1G - Dated 21.09.2020

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 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.

Report Author Richard Whittaker