APPLICATION NUMBER: 21/00311/HOUS

Application Number:	21/00311/HOUS
Location:	31 Cornfield Street Milnrow OL16 3DW
Proposal:	Two storey side extension and single storey rear extension
Applicant:	Mr _ Mrs Morton
Case Officer:	Majid Mir
Recommendation:	**Refuse**

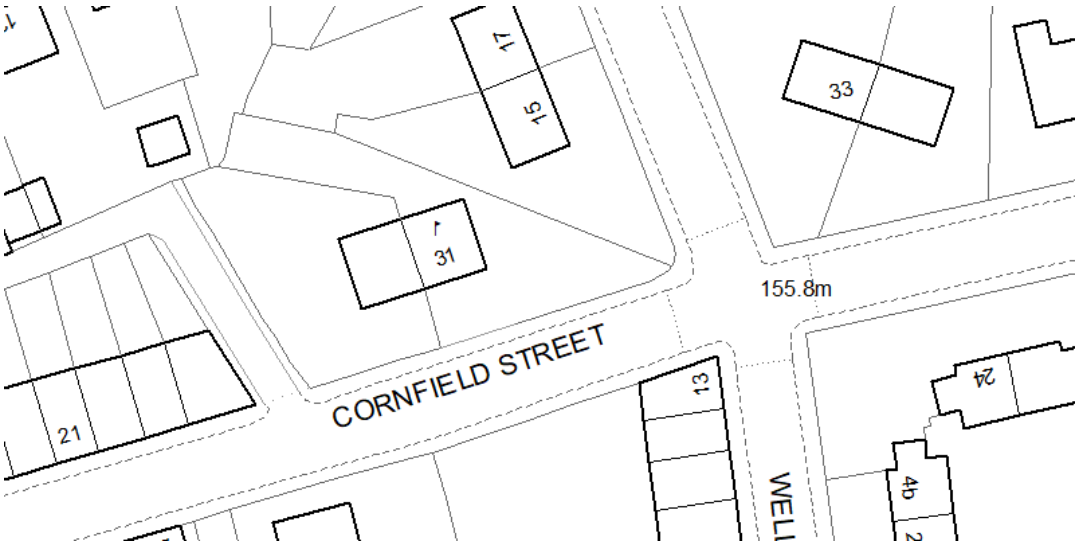
DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

COMMENTS	**Planning Panel comments received?**	**N**
	Neighbour comments received?	**Y**

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

Location

The application relates to 31 Cornfield Street, a two storey semi detached property located in a residential area of Rochdale. The property is located in a prominent position, close to the junction between Cornfield Street and Wellington Street.



Description of Proposal

The proposal seeks planning permission for a two storey side extension and a single storey rear extension.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties. One representation that supported the application was 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

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key

aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Additionally, paragraph 130 of the NPPF states:

> *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents."*

The application property is sited within a predominantly unchanged street scene where few properties have been extended. However, it is noted that there is a variation in design styles within the properties in close vicinity. There is a mixture of terraced and semi-detached properties with a variation of facing materials used (brick, render and stone).

The proposed two storey extension is set flush with the front elevation of the host property. The proposed extension projects out to the side by 3.35m and then projects by a further 3.73m at approximately 135 degree angle. The overall width of the proposed two storey side extension would be approximately 5.79m. The host property is approximately 6.78m. This therefore represents an addition of 85% increase in the width of the property. This would significantly alter the proportions of the dwelling by almost doubling the two-storey width of the property. The ridge of the proposed extension is set approximately 0.5m lower than that of the host property. This does help create a sense of subservience to the host property. However, overall the proposal fails to present a subordinate addition to the property. The scale of the proposed two storey side extension would appear at odds with the existing properties in the surrounding street scene. Furthermore, as the property sits on a corner plot and in a prominent position, the proposed two storey extension would clearly have unduly negative impact on the visual amenity of the street scene.

The side elevation would have one small window on the first floor. The large area of brickwork would be broken up by the render. It is noted that the original property only has one small window on the first floor and one on the ground floor, and therefore there is a large area of unbroken brickwork at present, with only the render and the two windows breaking it up. Though not ideal, on balance, it is considered acceptable.

Looking at the proposed single storey rear extension. The materials used would match that of the host property and the design follows the design principles of the host property. The inclusion of a chamfered edge to the side elevation is considered to constitute an element of poor design. However, the proposed extension would be to the rear and would be screened by the proposed two storey extension, with it only being visible from the gap between the host property and no. 15 Wellington Street. However, without the proposed two storey side extension, it would be clearly visible.

Overall, the proposed two storey side extension would be disproportionately large addition to the host property that would not appear as a subordinate addition to the host property. The layout of the proposed extension suggests an unsympathetic addition that appears to attempt to maximise the use of the plot of land. Furthermore, the attempt to maximise the use of the plot, leads to a loss of space between the properties and the openness that is enjoyed by the occupants of the properties and members of the public.

Amenity: DM1 and SPD

Policy DM1 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

Paragraph 127 of the National Planning Policy Framework advises that planning decisions should seek to ensure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which sets out objective standards which should be adhered to in order to satisfy the above policy requirements.

The proposed two storey side extension would project out from the side and would slightly project in to the direct line of the side elevation of no. 15 Wellington Street. There is a window on the side elevation which services the kitchen. It is considered to be the principal window to the kitchen, owing to it being the largest window that services the kitchen. However, the proposed extension would not be in the direct line of the window. Additionally, it is noted that the window faces south and the proposed extension would be to the south west of the window. It is therefore considered that the proposed two storey extension would not unduly impact on the amenity of no. 15 Wellington Street.

The proposed single storey rear extension has a chamfered edge that follows the line of the boundary. Therefore the distance between the proposed extension and the window on the side elevation of no. 15 Wellington Street varies between 8.4m and 7.2m. It is noted that no. 31 is set on lower ground than that of no. 15, leading to the bottom of the window of no.15 sitting approximately 2.6m off the ground floor level of no. 15. Taking in to consideration difference in height, the addition of the proposed single storey extension would not unduly impact on the amenity of no. 15.

The proposed single storey extension would have a window on the rear elevation that would face towards the rear garden of no. 15 Wellington Street. The proposed window would face the rear element of the rear garden. Considering the single storey nature of the proposed extension and with the ground level difference, it is considered that proposed single storey extension would not unduly impact on the amenity of any of the neighbouring properties.

The proposed single storey rear extension would be set close to the shared boundary to no. 29 Cornfield Street. The proposed extension would project out by 3m and would meet the maximum standards set out in paragraph 5.6 of the SPD.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms.

Though it is noted that the property has an irregular plot layout the property would still retain sufficient outdoor amenity space to the front and the rear.

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 provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: **Refuse**

1. The proposed two storey side extension would significantly alter the proportions of the property, near doubling the two-storey width of the property, which would fail to present a subordinate addition to the property, and would sit at odds within the street scene. As the proposed two storey side extension would be of an irregular form and would be out of proportion, it would negatively affect the appearance of the host property and result in an unacceptable degree of visual harm to the street scene, which would be exacerbated by the prominent corner plot location of the property. The proposed development fails to improve the character and quality of the area and is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Informative

For the avoidance of doubt this decision relates to the following plans:

- Location plan
- Drawing scheme (existing and proposed site plans, floor plans and elevations). Drawing no: 6383_OL163DW_4A

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.

	Date	**Officer**
Report Completed	12/05/21	Signed: MM
Authorisation	13 /05/21	Signed: EH

Report Author Majid Mir