APPLICATION NUMBER: 19/00317/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00317/HOUS	Mubeen Patel	4 June 2019

Address: 26 Crowther Street Rochdale OL16 4TH

Proposal: Single storey rear extension to dwelling following demolition of existing outbuilding

PUBLICITY	**Weekly list expired?**	N/a	**Site notice expired?**	N/a
	Neighbour letters expired?	Yes	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	No	**Contrary to national policy?**	No
	Applicant a Council Member or officer?	No	**Contrary to previous decision?**	No
	Major with 10 or more objections and recommending approval?	No	**Called in or Planning Panel objection?**	No

COMMENTS	**Planning Panel comments received?**	N/a
	Neighbour comments received?	No

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

RECOMMENDATION	APPROVED

CHECKED AND SIGNED OFF BY: AT **DATE: 05.06.2019**

SITE

The application site relates to a mid-terraced property located on Crowther Street, Rochdale. The property is two storeys high, red brick to the front with a pebbledash

render finish to the rear. Parking is provided on-street whilst private amenity space is provided in the yard area to the rear. The property has a long narrow outbuilding which extends the full length of the yard area.

The dwelling is positioned within a mainly residential area with Buersil Bowling Club positioned along the front with similar terraced blocks to the south west (rear).

PROPOSAL

The applicant seeks permission for a single storey extension to the rear which would involve the demolition of the existing outbuilding.

The proposed extension would project 2.8 metres, would have a width of 4.6 metres, its height to eaves level would be 2.5m with a maximum height of 3.8m. The extension would have a lean to roof design.

The extension would be finished in rendered blockwork for the walls, tiles for the roof and upvc windows and door frames.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

None.

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, no representations have been received.

ANALYSIS

Visual Amenity

Policies DM1 and P3 of the adopted Core Strategy along with the guidance of the SPD require residential development and extensions to dwellings to be compatible with their surroundings in terms of scale, height, massing, layout, materials and architectural style in order to contribute to the provision of an attractive, safe and accessible built environment.

The appearance of the extension is typical for this type of structure; with its location to the rear of the dwelling it would prevent any views from the busier surrounding streets. Furthermore the extension would be in proportion with the size of the original dwelling and would not appear to be out of character.

The application form submitted states the materials used for the walls would be blockwork finished in render; and the roof would be finished in tile which would not match the slate used on the original dwelling. Given no details of the render have been provided and the tiles used for the roof differ from existing materials used on the dwelling, this could have a negative impact on the overall appearance of the building, as such a condition is proposed requiring full details of the materials used in the construction of the extension to be submitted and approved by the Council.

As such, the application is considered to be acceptable subject to condition and adheres to the requirements of Policies DM1 and P3 of the adopted Core Strategy along with the SPD and the NPPF.

Residential Amenity

Policy DM1 of the adopted Core Strategy along with the advice of the SPD seeks to ensure that extensions and alterations to residential properties do not affect the privacy and amenity of adjoining residents via overlooking, overshadowing, loss of outlook or loss of daylight.

The SPD states that rear extensions should not exceed 3.0 metres for single-storey rear extensions. The projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed extension would project outwards by a distance of 2.8 metres and would extend the whole width of the property. With regard to the amenity of neighbouring properties, No. 24 has a small 1.7m single storey extension to the rear. As such, it is not considered that the proposed extension would have a detrimental impact on the amenity space or privacy of this property as it would only project beyond its rear elevation by 1.1m metres. Additionally, there are no windows proposed to the side elevations.

Neighbouring property, No. 28 similarly has a small single storey outbuilding along the shared boundary. As such the 2.8m projection of the proposed extension would not impact on the amenity of this neighbouring occupier and would adhere to the 3m guidance set within the SPD for single storey rear extensions.

For the reasons set out above, the proposal is not considered to adversely affect the residential amenity of any neighbouring occupants and as such accords with policy DM1 of the adopted Core Strategy, the standards set out in the Residential Development SPD and the requirements of the National Planning Policy Framework.

Highways and Parking

The proposed development would not affect the need for further parking and the existing parking arrangements would not be affected. The proposal is therefore acceptable in accordance with policies T2 and DM1 of the Councils Core Strategy.
Recommendation: Grant subject to the following conditions

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 1:1250
   - Site Plan – 1:200
   - Existing and Proposed Plan Dwg. Nr C378-001/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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application, no development shall take place until samples or full details of materials to be used have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Notes for Applicant:

Report Author Mubeen Patel