APPLICATION NUMBER: 19/00321/FUL

Application Number:	19/00321/FUL
Location:	102 Curzon Road Rochdale OL11 2RX
Proposal:	Two storey side and single storey rear extension together with alterations to windows on side and rear elevations and change of use of land to facilitate extension to garden (re-submission of 18/00972/FUL)
Applicant:	Mr Mohammad Rizwan
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 102 Curzon Road, a two storey semi-detached dwelling in Kirkholt. The dwelling is adjoined to 104 Curzon Road to the east, with the front elevation facing out towards 129 Curzon Road and the rear boundary of the site backs on to the side boundary of 1 Devonshire Road.

Description of Proposal

The application is a resubmission of application 18/00972/HOUS and proposes the construction of a two storey side and single storey rear extension. The proposed two storey side extension would be set back from the front elevation of the original dwelling by 1m. In conjunction with this, the application proposes a change of use of the land adjacent to the dwelling to facilitate a garden extension.

Relevant History

18/00972/FUL – Two storey side and rear extension to dwelling together with alterations to windows on side and rear elevations including change of use of land to facilitate extension to garden – Refused – December 2018

Reason for refusal:

1. Due to the scale and design of the proposed two storey side/rear extension and the partial loss of the existing green space resulting from the garden extension, the proposal would result in an unsympathetic form of development which would be detrimental to the character and appearance of the original dwelling and the surrounding area. As such the proposal would fail to comply with policies G6, P1, P3 and DM1 of the Rochdale Core Strategy, the relevant parts of the NPPF and the guidelines and Standards for Residential Development SPD (2016).

2. By virtue of the proximity of the first floor habitable room windows to the shared boundary, the proposed two storey side/rear extension would result in a loss of privacy to the rear amenity space belonging to 1 Devonshire Road. Furthermore, the proposal would result in an unacceptable standard of living for the occupants of the application dwelling through poor outlook and insufficient light to habitable rooms due to the limited distance to the two storey side elevation of 1 Devonshire Road. Therefore, the proposal would be contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and 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 proposed two storey side extension has been slightly redesigned from the previous application with a setback of 1m from the front elevation of the original dwelling and reduced width of 4m. In addition to this, the two storey rear extension of the previous application has been reduced to a single storey. Whilst the setback design of the two storey side extension and reduction of the rear extension is considered to be an improvement over the design of the original submission, the significant width of the extension at 4m represents an incongruous addition to the original dwelling which fails to respect the proportions of the host dwelling.

The proposed garden extension remains unchanged from the previous application. Full details of the proposed boundary wall have not been provided by the applicant, however the site visit revealed that construction has started on this boundary wall and is near completion. As with the previous application, it is considered that this green space makes a positive contribution to the visual amenity of the surrounding area by providing an element of 'greening' to the predominantly urban area. As such, the partial loss of this area to facilitate the increase in built form does not positively contribute to the character and appearance of the surrounding area.

As such the proposal would not comply with the requirements of CS Policies G6, P1, P3 and DM1 which amongst other things, seek to protect urban green space, help 'green' urban environments and require development proposals to be of high quality design, and respect the context where it is positive, having regard to scale, height, landscape, layout and materials of surrounding buildings and areas.

Amenity: DM1 and SPD

In response to the previous refusal reason relating to the privacy of 1 Devonshire Road, the two storey rear extension has been reduced to a single storey. As a result any harmful outlook from the rear extension towards the rear of 1 Devonshire Road would be negated by the boundary treatment between the two dwellings.

However, the single storey rear extension would contain the sole window serving the living room and would face towards the two storey side elevation of 1 Devonshire Road with a separation distance of 7m. This would not accord with the 10.5m space standard set by the SPD and would prevent an acceptable level of light and outlook from being achieved from this rear living room window. As such, the proposed side/rear extension would fail to provide a satisfactory standard of living for the occupants and future occupants of the proposed extension.

In light of the above, the proposal would fail to provide a sufficient standard of living for the occupants and future occupants of the application dwelling, contrary to CS Policy DM1 and the guidelines set out in the SPD.

Recommendation: Refuse

1. Due to the scale and design of the proposed two storey side extension and the partial loss of the existing green space resulting from the garden extension, the proposal would result in an unsympathetic form of development which would be detrimental to the character and appearance of the original dwelling and the surrounding area. As such the proposal would

fail to comply with policies G6, P1, P3 and DM1 of the Rochdale Core Strategy, the relevant parts of the NPPF and the guidelines and Standards for Residential Development SPD (2016).

2. By virtue of the proximity of the rear habitable room window and the side elevation of 1 Devonshire Road, the proposal would result in an unacceptable standard of living for the occupants of the application dwelling through poor outlook and insufficient light to the habitable room. Therefore, the proposal would be contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

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.

INFORMATIVE:

For the avoidance of doubt, this decision relates to the following drawings:-

- Existing & Proposed Floor Plan & Elevations – IPS/R/102/OL112RX (dated 12.03.2019)

	Date	**Officer**
Report Completed	04.06.2019	Signed: NH
Authorisation	06.06.2019	Signed: AT

Report Author Neil Harkin