APPLICATION NUMBER: 21/00176/HOUS

Application Number:	21/00176/HOUS
Location:	121 Newark Road Rochdale OL12 0AU
Proposal:	Single storey rear extension and replacement of window on ground floor side elevation with door
Applicant:	Mrs Saeeda Yasmeen Rafiq
Case Officer:	Majid Mir
Recommendation:	**Grant subject to conditions**

DELEGATION		
	Applicant a Council Member or officer?	**N**
	Contrary to previous decision?	**N**
	Called in by Ward Member?	**N**

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:
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

Not applicable.

Summary of comments from neighbours, consultees and Planning Panel

Non received to date.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Y
Height and massing	Y
Facing materials and detailing	Y
Roof style	Y
Window proportions	Y
Bin storage	Y
Impact on trees	Y

The proposed extension will have a chamfered edge. This is not an ideal design solution and nor would it be of a high design standard, however, the proposed extension would be the rear of the property and would be screened from the street scene by the host property and the neighbouring properties.

On balance, 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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	Y
Light and outlook of application property	Y
Remaining garden space of application property	Y

The element of the proposed extension close to the shared boundary with no.119 Newark Road would project out by 4m. However, the proposed extension would be set back by 2.5m from the shared boundary and the rear elevation of both properties angle away from one another.

The element of the proposed extension close to the shared boundary with no. 123 Newark Road would have a chamfered corner after it projects out by 3m. It would meet the standards set out in the SPD for single storey rear extensions.

The proposed kitchen/dining would receive limited amount of sun light. However, it is considered that the double glazed doors, roof light and the glazed door in the side elevation of the host property would provide a sufficient amount of light in to the kitchen/dining room.

The proposed door with glazed window in the side elevation of the host property would face directly towards the side elevation of no. 119 Newark Road. It is noted that the proposed door would replace an existing window.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	Y
Parking provision	Y

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:

   Location plan
   Existing site plan, existing floor plan and existing elevations. Drawing no: 1706/1
   Proposed site plan, proposed floor plan and proposed elevations. Drawing no: 1706/2

   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

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.

	Date	**Officer**
Report Completed	10/03/21	Signed: MM
Authorisation	06/04/2021	Signed: AT

Report Author Majid Mir