APPLICATION NUMBER: 19/01323/HOUS

Application Number:	19/01323/HOUS
Location:	41 Crescent Road Rochdale OL11 3LG
Proposal:	Two storey rear extension following demolition of existing conservatory
Applicant:	Mr Irshad Ali
Case Officer:	Ryan Killeen
Recommendation:	**Grant subject to conditions**

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?	**N**

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

Location

The application relates to no.41 Crescent Road, a semi-detached, two storey property located on an estate of similar properties in Rochdale. The property is north facing towards the highway and is directly adjoined to no.43 Crescent Road to the west. The property has a direct rear facing relationship with no.117 and no.119 Kingsland road. No.129 Kingsland Road's rear garden backs onto the side curtilage of the applicant property to the east.

Description of Proposal

The application proposes a two storey rear extension that projects 3m from the rear elevation of the applicant's property. It is set in 0.6m from the common boundary with no.43 Crescent Road and has a width of 3.8m. It will be complete with a hipped roof with a height to eaves of 5.2m and ridge height of 6.5m. A rear facing double window is proposed on each floor. The works will be completed in pebbledash render to match existing, white UPVC to match existing and grey slate to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties but no responses 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): '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.

The application proposes the erection of a two storey extension to the rear of the property. The extension would project 3.0m from the rear elevation of the host

dwelling. There would be a hipped roof that has a height to eaves of 5.2m and a ridge height of 6.5m.

The design of the extension can be considered acceptable in this case; the design values of the host dwelling and neighbours have been maintained and the visual amenity of the property and street scene have been preserved as the development is situated at the rear of the property and cannot be viewed from the street.

The extension proposes brickwork, roof tiles and UPVC fenestration to match existing. The design of the extension is sympathetic to that of the host dwelling and can therefore be considered acceptable.

In addition to the above assessment, the height, scale and massing and materials of the proposed extensions and alterations, are considered to contribute positively to the townscape and to therefore accord with policies DM1 and P3 of the adopted Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

Paragraph 17 of the National Planning Policy Framework containing the 'core planning principles' advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy DM1 of the adopted Core Strategy requires that extensions should not unduly affect the privacy and amenity of adjoining residents through overlooking, overshadowing, loss of outlook or daylight. The Council's Supplementary Planning Document '*Guidelines and Standards for Residential Development'* is also to be considered. The SPD states that extensions to existing properties should be carefully designed to protect the amenity of the occupants of adjoining properties.

Section 4.1 of the SPD sets out minimum space standards to prevent unacceptable harm to neighbouring properties. In regards to this application, the following standards are relevant:

4.1 – Space Standards

(i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;

(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room

A distance of 7.5m would remain between the proposed first floor habitable room window and the rear boundary, 3.0m in exceedance of 4.1(i). In addition to this, the rear facing first floor window would have a direct facing relationship at a first floor level with no.117 and no.119 Kingsland Road at a distance of 18m, this would also exceed 4.1(i) by 3.5m.

The side elevation of the proposed extension would face no.129 Kingsland Road at a distance of 12.5m. Whilst there are no side facing first floor fenestration to maintain privacy, the space standard set out at 4.1(ii) would be exceeded by 1.5m.

Despite multiple space standards being exceeded, it may be permissible in this instance as it would not result in any additional undue loss of amenity for the neighbouring properties.

Section 4.3 of the SPD states that exceptions may be given in some circumstances. Whilst the rear elevation of the proposed extension would exceed the distances set out in 4.1(i), it is acceptable in this instance as the neighbourhood is characterised by reduced distances between properties, and the existing boundary treatment of thick foliage would mean that privacy would be maintained between the properties and there would be no additional overshadowing or loss of outlook from the rear curtilage of no.117 and no.119 Kingsland Road.

The existing side elevation of the applicant property is already sited at a distance of 9m from the rear elevation of no.129 Kingsland Road, and the erection of this extension would not result in any additional undue loss of amenity for the occupants of no.129.

The first floor rear extension would meet the 2.4m and 30 degree projection rule in relation to the adjoined dwelling at No. 43 Crescent Road by virtue of being sited away from the common boundary.

As such, it is not considered that the proposals would result in any undue impacts on neighbouring occupiers and the proposals are therefore considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

The resultant dwelling would include three bedrooms and there is ample space within the curtilage to provide off street parking for at least two vehicles. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy.

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
- 1934/IA/01 – Existing Floor Plans and Elevations
- 1934/IA/02 – Proposed Floor Plans and Elevation
- 1934/IA/03 – Existing and Proposed Block Plan

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 requirements of the National Planning Policy Framework.

3 The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

4 Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015, or any equivalent Order following the revocation and re-enactment thereof, there shall be no windows inserted in the east or west side elevations at first floor level in the extension hereby approved.

Reason: In the interests of protecting neighbour amenity in accordance with Core Strategy policy DM1 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	17.12.2019	Signed: RK
Authorisation	2.1.2020	Signed: EH

Report Author Ryan Killeen