APPLICATION NUMBER: 21/00405/HOUS

Application Number:	21/00405/HOUS
Location:	20 Lambourne Grove Milnrow OL16 4YA
Proposal:	Single-storey side and rear extension following demolition of existing conservatory
Applicant:	Mr Daniel Foy
Case Officer:	James Bridgman
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?	**Y**

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

Location

This application relates to no.20 Lambourne Grove, a semi-detached property located in a cul-de-sac in Milnrow. The dwelling faces north-west, to the west is no.18 Lambourne Grove and no.22 adjoins to the north-east.

Description of Proposal

The application proposes a single-storey side and rear extension following the demolition of an existing conservatory. The proposed development will be constructed in matching materials to the host dwelling.

The single storey rear extension projects 4m from the rear of the host dwelling, with the same projection as the existing rear conservatory. However, the proposed single storey side and rear extension starts approximately 0.25m from the shared boundary with no.22 and extends across the whole of the rear of the host dwelling and spanning 1.64m past the existing side elevation of the host property. Therefore, the single-storey side and rear extension would be 7m wide.

It would have mono-pitch roof which will feature two rooflights where it adjoins the host dwelling and a dual-pitch gable style roof where it spans out at the side and is visible on the front elevation.

Relevant History

None.

Consultee responses

Not Applicable

Representations

Letters of notification were sent to all surrounding properties. A supporting letter was received for the proposal. A summary of the comments below:

- Proposal will enhance the host property

- Have minimal or no impact on neighbouring properties

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

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development is considered to be appropriate within its scale and massing and sits in subservience to the host dwelling, hence not overwhelming the character of the property.

The proposed development is constructed with matching materials to the host dwelling and is therefore considered to be in keeping with the design language of the property. The proposed mono-pitch which features two rooflights would adjoin the host dwelling at rear and is considered to be acceptable.

The proposal has a separate dual-pitched gable style roof on the part of the extension which projects out to the side of the host dwelling. The ridge of this roof is set down 0.25m from the ridge height of the roof on the existing host dwelling at ground floor level. In addition to this, the side extension is set back approximately 8.2m from the front elevation of the property. As a result of the above, there is a greater level of subservience and the design is in keeping with the visual amenity of the host dwelling and surrounding local area.

Whilst the proposed bi-fold doors on the rear elevation are not typical of the local character, they are not considered to cause undue harm to the design language of the street scene as they are located to the rear of the dwelling away from public viewpoint. They are considered to be appropriate within their size, positioning and design.

The proposed development does not restrict the access between the front and rear of the dwelling, there is approximately 1m between the side elevation of the extension and the shared boundary with no.18. This means that it would still be possible to store bins to the rear of the property away from public viewpoint as required by paragraph 3.12 of the Guidelines and Standards for Residential Development SPD. In addition to this, the single storey side and rear extension is set back approximately 8.2m from the front elevation of the property. Therefore, there is also a sufficient amount of space for the bins to be stored to the side of the host dwelling.

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.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Paragraph 5.6 of the SPD states that for attached properties, single storey extensions should not extend past a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling. However, if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary. This is providing that the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed extension would be set back approximately 0.25m from the shared boundary with no.22. Therefore, as an attached property this would give no.20 a maximum of 3.25m projection from the rear elevation for a single storey extension.

The proposal seeks a 4m projection from the rear and therefore would exceed the standards outlined in the SPD. However, the proposed development has the same projection as the existing conservatory. Whilst the proposed development will be

constructed in brick instead, it is considered that the addition of the proposed single storey rear extension will have minimal impact when replacing the existing conservatory and therefore will not cause undue harm to the neighbouring occupiers' amenity.

To the west of the host dwelling is no.18 Lambourne Grove. The proposed single storey rear and side extension is set approximately 1m from the shared boundary with no.18. Therefore, under the SPD guidance it permits a single storey extension of 3m with the addition of the amount equal to the extra distance between the boundary and proposed development. In this instance, a 4m extension is considered acceptable.

To proposed single storey side and rear extension would face the rear elevation of no.77 Tydeman Walk. This distance between the proposed development and the rear elevation of no.7 is approximately 18m. Therefore, the proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the Guidelines and Standards for Residential Development SPD.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

The proposal therefore would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD 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 list of submitted plans, drawings and documents:-

   - Location Plan
   - Existing and Proposed Site Plan: 21.2502.3
   - Existing Elevations and Floor Plan21.2502.10B
   - Proposed Elevations and Floor Plan: 21.2502.2D

   and the development shall be carried out in complete accordance with these drawings and documents 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	09/06/2021	Signed: JB
Authorisation	09/06/2021	Signed: AT

Report Author James Bridgman