APPLICATION NUMBER: 20/01508/HOUS

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Location:	1 Alicia Court Alicia Drive Rochdale OL12 6JP
Proposal:	Single storey front and side extension following demolition of existing garage
Applicant:	Mr Jahangir
Case Officer:	Richard Whittaker
Recommendation:	**Grant**

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

The application relates to 1 Alicia Court, Alicia Drive, Rochdale, OL12 6JP, a two-storey end of terrace dwellinghouse. The property is situated within a residential area located between Spotland and Syke. The terrace (Alicia Court) forms part of a street scene which also incorporates a predominance of semi-detached dwellings.

The terrace itself is unique in that each dwelling exhibits a flat-roofed attached garage to the front of each property with the shared building line set well back from the highway. The application site is unorthodox in the sense that the corner plot allows for the majority of the curtilage around the dwelling to be obscured from the public domain by the boundary treatment of neighbouring property no.12 Headlands Street. The unusual nature of the site is compounded by the fact that the dwelling features access to both Alicia Drive to the front (north) and to Headlands Street to the side (east) where the side of the dwelling is prominent when viewed from the highway.

Description of Proposal

The application seeks permission for the demolition of the attached garage to the front and the erection of a porch in its place as well as a single storey side extension to the east.

The proposed front porch would project 2.1 metres forward of the main front elevation of the original dwelling at a width of 2.4 metres. The porch would exhibit a gable-ended roof which would reach a maximum height of 3.2 metres and a height to eaves of 2.4 metres.

The proposed side extension would project 4 metres from the existing side elevation at the full depth of the dwelling (8.4 metres). The side extension would exhibit a pitched roof with a total height of 4 metres and a height to eaves of 2 metres. It would also feature 2no windows on the east-facing side elevation which would face toward the access to Headlands Street, these would service a proposed reception room.

Relevant History

19/00782/HOUS - Invalid

PREAPP/00012/18 - Pre-application advice for the erection of one dwelling – Reply sent 05.06.2018

Representations

Letters of notification have been sent to neighbouring properties. 1no correspondence was received requesting plans be sent via email.

3 no. further objections were received dated 16.02.2021 highlighting the following issues.

- The ownership and status of the land attached to no.1 Alicia Court has been called into question
- Loss of privacy, outlook and natural light

Consultations

N/A

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

Initial plans did not detail obscure glazing on both side elevations of the proposed porch, amended plans have been submitted to rectify this.

Assessment

Design: DM1, P3, SPD

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Whilst the existing attached garage to the front of the property contributes to a unique feature as a part of a pattern exhibited along the terrace, the removal of a flat roof garage to the front of a dwelling is not considered to constitute a negative alteration. Whilst the proposed porch (which would take the place of the garage) would be large for a porch feature (projecting at 2 metres at a width of 2.4 metres), the impact to the front of the dwelling and the street scene would be considerably reduced when compared to that of the existing garage. The main front elevation of the dwelling is set well back from the highway which would reduce the impact of a large porch feature, furthermore the proposed gable end nature of the porch is considered an improvement on the existing flat roof projection.

Due to the unorthodox nature of the layout of the site and its surrounding area the plot allows for the majority of the curtilage around the dwelling to be obscured from the public domain by the boundary treatment of neighbouring property no.12 Headlands Street. As a result the proposed side extension would be largely obstructed from view when observed from Alicia Drive, and in turn the front elevation of the proposed extension (which would not feature any windows to service the proposed reception room due to this unusual site layout) would not impact the street scene in the unwelcome manner a proposal such as this at a more open site would as the blank front elevation would be shielded by the boundary treatment.

The site also opens out onto Headlands Street. When viewed from Headlands Street the existing arrangement contributes a large, blank, flat monotonous wall. The proposed works would break this up with the addition of the single storey extension feature, which in turn would be broken up further with the introduction of the 2no windows on the eastern elevation of the proposed extension. As a result this would be considered an improvement on the existing arrangement with regard to the impact of the dwelling upon the street scene of Headlands Street.

It is noted that the introduction of the side extension would add considerable width to the dwelling (with the existing dwelling detailing a width of 5 metres and the proposed extension adding a further 4 metres). However, it is once again noted that the impact of this upon the street scene (when viewed from Alicia Drive) would be greatly reduced by the boundary treatment of no.12 Headlands Street. Furthermore, the increase in footprint that would result from this development would be heavily countered by the loss in footprint brought about by the removal of the existing garage. The disproportionately large curtilage attached to the dwelling (when viewed in comparison to neighbouring dwellings) would be able to accommodate for such an addition without impacting upon the pattern of density of the locality in a negative manner.

After due consideration it is concluded that 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.

Amenity: DM1, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed plans indicate that the porch would be finished with obscure glazing reducing the amenity impact upon neighbouring properties in terms of potential loss of privacy.

The proposed single storey side extension aspect would project at a distance that marginally impacts the southern corner of garden attached to no.12 Headlands Street (the lower 3 metre section of a 10 metre garden boundary would face the projection). The single storey nature of the side extension combined with the pitched roof limits the impact upon the access to natural light experienced by this corner of the neighbouring garden. The proposed north-facing front elevation of the extension would not exhibit any windows and as a result cannot impact upon the privacy of no.12 Headlands.
Whilst it has been raised that the north facing elevation would result in a loss of outlook for the garden of no.12 Headlands Street it is again reiterated that the proposed extension would only impact a marginal section of garden, furthermore the existing boundary treatment would reduce the impact of the wall on this section of the garden in terms of outlook.

The proposed side extension would project toward the side elevation of no.1 Headlands Street, however the extant heavy boundary treatment between the two properties greatly reduces any impact upon amenity for the neighbouring property in terms of loss of light, outlook, or privacy.

With the proposed side extension featuring a reception room (a habitable room), sufficient access to light and outlook is required to service it. The proposed works exhibit windows on the east-facing side elevation. Due to the unusual layout of the site these windows face directly toward the site access to Headlands Street effectively making the relationship between the side elevation and the highway more similar to a typical relationship a front elevation would have with its associated highway. As a result it is considered that the windows would service the reception room with access to natural light and outlook to a sufficient degree.

Due to the unorthodox nature of the site and its surrounding layout, no other properties are recognised to be impacted by the proposal to a greater degree than the existing arrangement in terms of amenity.

After due consideration it is concluded that the proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways: DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

Other Matters

Through public consultation it has been raised that the proposed works may give rise to development on land that was formerly a highway and is not legally recognised to be associated with the application dwelling. This is a civil issue rather than a planning issue.

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. The permission relates to the following plans:

- Site Location Plan, Block Roof Plan, Proposed Roof Plan – Drawing No. 1 of 4
- Existing Elevations and Ground Floor Plan – Drawing No. 2 of 4 RevA
- Proposed Front Elevation, Proposed Rear Elevation, Proposed Ground Floor Plan, Section A-A – Drawing No. 3 of 4
- Proposed Side Elevations – Dated 03.02.2020

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. 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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the windows of the porch on the side elevations facing

east and west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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.

Informatives

	Date	**Officer**
Report Completed	17/02/2021	Signed: RW
Authorisation	17/02/2021	Signed: AT

Report Author Richard Whittaker