APPLICATION NUMBER: 19/00371/HOUS

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Location:	75 Tangmere Avenue Heywood OL10 2WA
Proposal:	Single storey rear extension following removal of existing conservatory
Applicant:	Mr Hichem Ariane
Case Officer:	Michael Atkinson-Smith
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**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to a two storey detached dwelling on a modern housing estate which is located at the junction of Tangmere Avenue and Biggin Gardens. The side elevation fronts Tangmere Avenue and the principal elevation is the eastern side elevation. The dwelling includes an existing conservatory extension to the rear. 1 Biggin Gardens stands to the west, 73 Tangmere Avenue stands to the west and the rear garden boundary is shared with that of 23 Worthington Avenue. The driveway to the eastern side of the dwelling is shared with 73 Tangmere Avenue and is bounded to the rear by a row of three garages, one being for the use of the application dwelling.

Description of Proposal

Planning permission is sought for the demolition of the existing conservatory and the erection of a single storey rear extension which would span close to the full width of the rear elevation and project 3m rearward. The extension would be treated with a rendered finish and include bi-folding doors in the rear elevation. The roof would be a lean to roof comprising roof tiles to match the existing and including three roof lights.

Relevant History

00/D38248 Residential Development – 181 Dwellings and Associated Roadworks including Formation of Roundabout at Middleton Road Junction. Granted STC July 2001

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours 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

Supplementary Planning Documents (SPD):
Guidelines and Standards for Residential Development (2016)

Amendments

N/A

Assessment

Design: DM1 and P3

- At a projection of 3m, the proposed extension would be a proportionate addition to a dwelling of this size. The proposed scale, form and roof formation are considered to be acceptable. The removal of the existing conservatory will result in a net positive benefit to the appearance of the dwellinghouse.

- The proposed elevational treatment is described as ‘Stone K Rend’. That the extension would not be finished in the same material as the original dwelling is generally not considered to constitute good design, but it is noted that the existing high boundary treatments and limited wide aspect views from the street will limit this impact to an acceptable level. It is noted that some dwellings in the vicinity are treated with a variety of materials finishes by design. As full details of material, including type, colour and texture have not been provided, these should be secured through condition to ensure a satisfactory standard of design and visual appearance.
- Subject to the suggested materials condition, 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

- Due to the partially staggered relationship with No. 1 Biggin Gardens, the proposed extension would comfortably accord with the projection rule as outlined in the SPD in relation to the common boundary in respect of this dwelling.
- No. 73 Tangmere Avenue would be minimally affected by the proposed development by virtue of the side elevation of this dwelling being blank save for a secondary doorway and as a result of the existing garages acting as an obstructing feature in respect of outlook.
- The impact of the proposed development on No. 23 Worthington Avenue to the rear would be limited and therefore acceptable by virtue of the separation distance of 17m to the rear boundary and single storey height.
- No other dwellings could reasonably be said to be affected as a result of the proposal.
- Therefore, for the above reasons, the proposed development would not unduly impact the amenity of the occupants of neighbouring properties and the application accords with Core Strategy policy DM1, the SPD and the NPPF.

Recommendation:

Grant subject to the following conditions:

1. The development must be begun no 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 and Proposed Elevations, Drawing Dated March 2019

   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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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.

	Date	**Officer**
Report Completed	24.05.19	Signed: M. Atkinson-Smith
Authorisation	24.05.19	Signed: A. Truman

Report Author Michael Atkinson-Smith