APPLICATION NUMBER: 18/01409/HOUS

Application Number:	18/01409/HOUS
Location:	37 Sparthfield Avenue Rochdale OL11 3QZ
Proposal:	Two storey and single storey rear extension
Applicant:	
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to 37 Sparthfield Avenue, a two storey semi-detached dwelling in Rochdale. The dwelling is adjoined to 35 Sparthfield Avenue to the northwest and the dwelling is also adjacent to 39 Sparthfield Avenue to the southeast. The front elevation of the dwelling stands opposite 12 Sparthfield Avenue and the rear boundary of the site backs on to Castleton Bowling Green.

Description of Proposal

The application proposes the construction of a two storey rear extension which would be designed with a pitched roof. The extension would be constructed with a further ground floor projection, which would be connected with a lean to roof.

Relevant History

N/A

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been received

Policy

National

National Planning Policy Framework (NPPF)
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

The proposed two storey rear extension would be designed to occupy the space next to, and extend beyond, the existing two storey gable feature which is shared between the application dwelling and 35 Sparthfield Avenue. The extension would be designed with a monopitch roof to reflect the design of the gable feature, however due to the increase in width the roof pitch would be reduced significantly in comparison to the original feature. This increase in projection, width and lower roof pitch would erode the distinctive design of the gable feature shared between 35 and 37 Sparthfield Avenue.

In addition, whilst it is acknowledged that the single storey rear extension to 35 Sparthfield Avenue would provide partial screening, the monopitched roof would result in an excessively high and blank side elevation when viewed from the garden area of 35 Sparthfield Avenue and the wider surrounding area.

The design of the proposal is therefore unacceptable and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed two storey rear extension would extend beyond the rear elevation of 35 Sparthfield Avenue by 1.5m, however would not considered significantly impact upon the outlook from the rear windows belonging to 35 Sparthfield Avenue. The proposed extension however would exceed the projection limits set by the SPD in relation to 39 Sparthfield Avenue. This is as it would project beyond 30 and 45 degree lines drawn from points 2.4m and 4m along the common boundary, measured from the rear elevation of 39 Sparthfield Avenue.

As such the proposed extensions would result in an undue overbearing impact upon the ground and first floor habitable room windows within the rear elevation and rear amenity space belonging to 39 Sparthfield Avenue. It is acknowledged that planning permission has been granted for 39 Sparthfield Avenue for the construction of a single storey by virtue of application 17/01526/HOUS, however as this extension has

not yet been constructed it cannot be used as a justification for the current application.

In addition to the above, the proposed application would result in alterations to the ground floor internal arrangement which would result in a single window serving the kitchen/living room which would face towards the 1.6m high boundary fence with a distance of approximately 1m. This would not provide sufficient outlook from this habitable room and the orientation of the window facing southwest and close proximity to the two storey side elevation of 39 Sparthfield Avenue would prevent sufficient light reaching this room.

As a result the proposal would unduly impact on the amenity of the occupants of 39 Sparthfield Avenue and would fail to preserve a satisfactory standard of living for the current and future occupants of 37 Sparthfield Avenue. As such the proposal would not accord with policies DM1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its width, projection and roof pitch and formation, the proposed two storey rear extension would erode the distinctive appearance of the projecting gable feature shared between 35 and 37 Sparthfield Avenue. Furthermore the extension would result in a visually oppressive side elevation when viewed from the rear yard of 35 Sparthfield Avenue. As such the proposal would not constitute good quality design and would fail to accord with policies P3 and DM1 of the Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2. As a result of its projection and proximity to the shared boundary, the proposed two and single storey rear extension would result in an undue overbearing impact upon the rear habitable room windows and yard area belonging to 39 Sparthfield Avenue. Furthermore, as a result of the proposal the kitchen/living room would be served by a single habitable room window, which would be in close proximity to the boundary fence and side elevation of No.39. As such there would be a poor level of light and outlook from this room, resulting in an unsatisfactory standard of living for the current and future occupants of the 37 Sparthfield Avenue. The proposal would therefore fail to accord with policy DM1 of the Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE

For the avoidance of doubt, this decision relates to the following documents:-

- Location Plan and Site Plan
- Floor Plans and Elevations
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	Date	Officer
Report Completed	08.02.2019	Signed: NH
Authorisation	08.02.2019	Signed: AT

Report Author Neil Harkin