APPLICATION NUMBER: 21/00362/HOUS

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Location:	50 Woodlands Drive, Milnrow, OL16 4EY
Proposal:	Single storey rear extension providing link through to existing outbuilding, front dormer extension with addition of roof lights to rear roof plane, following demolition of existing front and rear dormer extensions
Applicant:	MR & MRS ANDY & POLINA CHADWICK
Case Officer:	Emily Sykes
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 refers to no.50 Woodlands Drive, a two storey semi-detached bungalow located on an architecturally similar street in the ward of Milnrow and Newhey. The dwelling faces south-east on to the highway, adjoining to no.48 to the north-east and adjacent to no.52 to the south-west. The property benefits from a front and rear dormer and a detached outbuilding.



Description of Proposal

The application proposes a single storey rear extension with a total projection of 4.5m. This will facilitate a link through to the existing outbuilding which will be converted into an office. The proposed development will also feature two front dormer extensions with pitched roofs and the addition of two roof lights to the rear roof plane. A bin store will be provided to the side of the dwellinghouse. The development will be constructed following the demolition of the existing front and rear dormer extensions.

Relevant History

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties, no responses were 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

- The proposed extension is appropriately designed and would broadly adhere to the design principles of the host dwelling. Furthermore, the proposal would appear subservient when compared to the host dwelling, ensuring that the proposal would appear conspicuous within its context and would not adversely impact the character and appearance of the host dwelling and surrounding street scene.

- Whilst paragraph 5.16 of the SPD states that dormers to the front elevation will not normally be permitted. However, as the host dwelling has an existing front dormer and so do many of the surrounding properties, this is not considered to be unacceptable in this instance.

- The proposed front dormer extension is in accordance with the principles stated in paragraph 5.17 of the SPD. Whilst the proposed front dormers are not well set down from the roof ridge of the host dwelling, they are well set in from the eaves level.

- Paragraph 5.17 (iv) states that dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area. The proposed design of the front dormer deviates from the existing design language of the host dwelling and many of the surrounding dwellings which have front dormers of a flat roof design. However, there is a mix of design in dormer extensions on the immediate street scene, meaning that it is not considered that the proposed dormer is unduly harmful to the visual amenity and character of the local area.

- Bin storage would be possible in the proposed bin store, which is therefore not considered to result in undue harm to the character and appearance of the street scene.

- In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

- The proposed development includes the addition of three windows on south-west side elevation of the dwelling. As these are proposed to lead to the landing and a small WC, it is considered that these will not unduly harm the privacy of the neighbouring occupiers at no.52.

- The proposed development also involves the addition of a small window to the existing outbuilding, which will be converted into an office. This faces towards the shared boundary of curtilage with no.48. Due to its limited size and height, it is considered that this window will not cause harm to the neighbouring occupiers as there is a fence which provides screening along the shared boundary.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 of the Guidelines and Standards for Residential Development SPD.

- The proposed single storey rear extension will project approximately 5.4m from the rear of no.52. However, as the applicant property and no.52 both have an outbuilding close to the shared boundary, the proposed development will only project approximately 3m from the rear of the neighbouring property. It is therefore considered that the addition of the single storey rear extension will not cause significant harm to the amenity of no.52.

- As no.48 have a rear conservatory which extends 4.2m from the rear of the property, the development is considered to be acceptable as per paragraph 5.7 of the SPD.

- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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:

   - Site Location Plan
   - Existing Floor Plans (21.2476.1)
   - Existing Elevations (21.2476.2)
   - Proposed Elevations (21.2476.4A)
   - Existing and Proposed Block Plan (21.2476.5)

   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 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	23/04/2021	Signed: ES
Authorisation		Signed:

Report Author Emily Sykes