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| **Application Number:** | **19/00024/HOUS** |
| **Location:** | 7 Bellshill Crescent Rochdale OL16 2TT |
| **Proposal:** | Two storey rear extension follwing demolition of existing semi-detached store to rear |
| **Applicant:** | Mr Ihsan Ul Haq |
| **Case Officer:** | Mr Van Eker |
| **Recommendation:** | **Grant subject to conditions** |

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| **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 a two storey end of terrace property in the Belfield area of Rochdale. The application property is adjoined to number 5 Bellshill Crescent and adjacent to number 9. The rear boundary of the property is shared with an access route running along and providing access to the rear of properties along this section of Bellshill Crescent. To the other side of this access route there are properties situated along Clover Hall Crescent which were built around the same time as the application property.

Number 9 is sited to a setback position when compared to the application property and has a different appearance as there is a slight variety in the property types in the street.

## Description of Proposal

The application seeks permission for a two storey rear extension. The extension will feature a staggered design to the rear, resulting in a L shaped extension at both ground floor and first floor. The proposed extension will project approximately 3m to ground floor and 2.4m to first floor along the boundary shared with adjoining number 5. The extension will extend to approximately 3.8m adjacent to the boundary shared with number 9 with the split difference in projections being to the middle of the rear elevation of the property. The proposed extension will feature a hipped roof. In order to accommodate the proposed extension, the demolition of an existing semi-detached store to the rear adjoining the store of number 5 is proposed.

## Relevant History

None.

## Township/Member comments

N/A

## Representations

Letters of notification have been sent to neighbouring property and no letters of representation have been received in association with this application.

## 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

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

## Amendments

None Applicable

## Assessment

**Design:** DM1 and P3

- The proposed demolition of the attached store to the rear to facilitate the proposed extension is considered to be acceptable.
- The proposed two storey rear extension demonstrates a design that is considered to be an acceptable addition to the application property.
- The proposed hipped roof design is in keeping with the original and neighbouring property at this location.
- Whilst the extension will be visible from the access route to the rear of the property, its design is acceptable. Owing to the rearward siting of the proposed development, the extension is not considered to have an unacceptable impact on the main highway, Bellshill Crescent, at this location.
- 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

- The SPD states that single storey rear extensions to attached properties can project a maximum of 3m along the boundary from a point measured from the rear elevation of the adjoining/adjacent property. If sited away from the boundary, up to a point drawn along a 45 degree line. Owing to the stepped building line, with adjacent number 9 set behind the application property, the proposed extensions stepped design is acceptable and adheres to the above guidance.

- The Council's SPD also offers guidance in respect of two storey rear extensions to avoid development posing an unacceptable impact on neighbouring occupants. The SPD explains that permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s). The proposal adheres to the above guidance in respect of both adjoining number 5 and adjacent number 9 Bellshill Crescent.
- In addition to the above, the proposed extension will retain an access route to the side of the property which means the proposed extension will be sited away from the boundary and adjacent number 9 by approximately 1.5m. This is considered to lessen the impact of the proposal on neighbouring occupants at number 9 further.
- The SPD also suggests minimum space standards for proposed development, including 10.5m between a habitable room window and a rear boundary. The SPD states that exceptions to the minimum space standards may be acceptable, for example at locations where a proposed development 'would not detract from the general levels of privacy and amenity typical in the area'.
- Owing to the existing service road adjacent to the rear boundary, combined with there being no neighbouring property immediately to the rear of the application site. Taking into account the service road, the rear elevation of the proposed extension will remain approximately 14m from the rear boundary of the nearest property to the rear, no. 42 Clover Hall Cres. This exceeds the separation distances required in the Council's SPD.
- Sufficient garden space will be retained to the rear of the property for current and future occupiers.
- It is acknowledged that there is a window to the first floor side elevation of the neighbouring adjacent property, number 9, which faces towards the application site. The SPD seeks to protect habitable rooms from loss of light, however as this side window serves a landing, it is not a habitable room and therefore whilst the proposed extension which would have an impact on this neighbouring window, the impact is considered to be acceptable as it will not result in loss of light to a habitable room window.
- Whilst it is acknowledged also that due to the path of the sun and orientation of the rear of adjacent no.9 in relation to the application property, the proposed development has the potential to cause a loss of light to these occupants. This neighbouring property is however sited on a building line behind the application property and in addition to the above, the proposed development is sited within the guidelines of The Council's SPD in respect of householder extensions. The proposal is therefore not considered to present an undue loss of light to neighbours at this location.
- The proposal 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 plans:

   - Site Plan
   - Existing Plans and Elevations Drawing Number 1432/1
   - Proposed Plans and Site Plan Drawing Number 1432/2
   - Proposed Elevations Drawing Number 1432/3

   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.

**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 and positively to issue the decision without delay

| | **Date** | **Officer** |
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| **Report Completed** | 26/02/2019 | Signed: JVE |
| **Authorisation** | 26/02/2019 | Signed: DR |

Report Author John Van Eker