

Officer Report

Case Reference: PL/2026/0049
Location: 26 Norfolk Avenue, Heywood, OL10 4RN
Proposal: Single storey side and rear extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 26 Norfolk Avenue. This is a semi detached bungalow with off street parking and a rear garden. The bungalow set away from the highway behind terraced dwellings and is accessed off Norfolk Street. Due this the bungalow has limited visibility.

The site is located within the Defined Urban Area.

The application proposed a single storey side and rear extension. The extension will provide a living room, bathroom and bedroom.

Relevant Planning Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

Site History

N/A

Consultation Responses

N/A

Representations

Letters of notification have been sent out to surrounding occupiers, no comments have been received.

Analysis

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed single storey side and rear extension will have a flat roof; this will have limited visibility from the highway. Due to the location of the plot and surrounding boundary fence the proposed extension will be hidden from most of public view. As a result of this the proposed development will not have a negative impact on the character of the area. The proposed development is considered to be of an appropriate scale and will be in keeping with the host dwelling. The proposed materials are brickwork to match the host dwelling, dark grey windows and doors, this is considered acceptable.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties.

Rochdale's Guidelines and Standards for Residential Development set out guidance for single storey rear extensions in paragraph 5.6, this is to ensure development will not have an overbearing impact on neighbours. Through the application process the proposed development has been reduced to comply with the space standards and is considered acceptable.

The proposed bedroom will have sufficient light and outlook for existing and future occupiers. The proposed development will introduce new windows and doors. The new openings will be at ground floor level and will not look directly into neighbouring properties.

Having regard to paragraph 4.1 of the SPD, the amended proposal will allow for approximately 8.75m of separation from the rear facing habitable room windows of the terrace on Norfolk Avenue. Whilst this is short of the required 10m, having regards to the orientation of the buildings, and the low form of the extension, which is set away, and marginally above the existing fence line, it is not considered that the impact on nos. 14 & 16 would be so great as to warrant refusal.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will reduce the existing driveway by approx. 2m. This is not considered to have a negative impact on the existing parking arrangements. There is a turning area at the front of the dwelling, highway safety will not be impacted.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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 development hereby approved shall be carried out in accordance with the following plans and documents:

- Location Plan
- Proposed Elevation 25/822/04A
- Proposed Floor Plans 25/822/02A

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

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

Approval Reason(s) (1)

- 1 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.