

Officer Report

Case Reference: PL/2026/0394
Location: 42 CLOVELLY STREET, ROCHDALE, OL11 3HL
Proposal: First floor rear extension with Juliet balcony, installation of solar panels and alteration to fenestration to side and rear elevations
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 42 Clovelly Street, a two-storey semidetached dwelling with off street parking at the front of the dwelling and a rear garden. The house has an existing rear extension.

The site is located within the Defined Urban Area

Proposal

The application seek permission for a first floor rear extension with a juliet balcony, solar panels on the front and roof elevations and alterations to the fenestration.

The proposed development will provide extra living room on the ground floor and extend an existing bedroom on the first floor with an additional ensuite bathroom.

Relevant Planning 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).

Relevant Site History

25/00354/HOUS - Single-storey rear extension, monopitch roof with rooflights to cover both the existing and the new extensions. Approved

Consultation Responses

N/A

Representations

Letters of representation have been sent out to surrounding properties, 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 within 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 first floor rear extension will have a pitched roof with the ridge being lower than the existing ridge, this is considered acceptable as it is considered subservient to the host dwelling. The proposed development will be finished in materials to match the host dwelling. The proposed development is large in scale, however it will have limited views from the highway and will not have a negative impact on the character of the area.

The proposal also includes solar panels on the front elevation of the roof and west elevation, solar panels fall under permitted development rights and this is a material consideration which attracts considerable weight.

The development would retain access between the front and rear curtilage, allowing for the storage of bins to the rear of the dwelling and out of public view.

In view of the above assessment, 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

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.'

The proposed first floor rear extension will project 6.3m from the rear elevation. This complies with the guidance set out on the SPD and is considered acceptable. The neighbouring dwelling no.40 Clovelly Street is set at a different angle from this property and as a result of this the proposed development will not have an overbearing presence.

The proposed development includes a juliet balcony, this will be on the rear elevation. Due to the orientation of no 40. Clovelly the balcony will not result in the loss of privacy to the occupiers. Taking the size and layout of the adjoining neighbour's garden it is not considered the occupants will be negatively impacted. On balance it is not considered the balcony will have a negative impact on neighbour amenity. It is also noted that such features are possible under permitted development rights.

One window proposed at first floor level on the side elevation, this will serve an ensuite. A condition to use glazed windows can be added to protect neighbour privacy.

The proposed plans demonstrate that the rooms will have sufficient light and outlook. The proposed rear extension will also leave sufficient rear amenity space.

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

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. 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 not change the existing parking or have an impact on the highway.

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) (4)

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

- Location Plan
- Proposed Block Plan
- Proposed Plans 3.01.01 Rev1
- Proposed Elevations 3.01.03 Rev1
- Proposed Roof Plan 3.01.02 Rev1
- Existing Trees within falling distance PLA.06 Rev1

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, the adopted Places for Everyone Joint Development Plan 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the rear extension, the window to the side elevation facing west at first floor level on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass

scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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.