

Officer Report

Case Reference: PL/2026/0244
Location: 34 AVON ROAD, HEYWOOD, OL10 4RW
Proposal: Two Storey Side Extension following removal of existing conservatory
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 34 Avon Road, this is a two storey semi detached dwelling within a residential area. The dwelling is finished in dark brick and concrete tiles to the roof and UPVC windows. The dwelling is on a corner plot with the front and west boundary fronting Avon Road. The south-east side boundary is shared with the adjoining no. 32 Avon Road and the rear boundary is shared with no. 23a Norfolk Avenue.

The site is located within the Defined Urban Area. The site is located at 34 Avon Road, this is a two storey semi detached dwelling within a residential area. The dwelling is finished in dark brick and concrete tiles to the roof and UPVC windows.

Proposal

The application seeks permission for a two storey side extension following the removal of the existing conservatory and a front porch. The proposal also includes the creation of new vehicle hardstanding to the front of the dwelling.

Relevant Planning Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

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).

Consultation Responses

Highways

Do not consider that appropriate visibility splays have been provided. Due to the risk created by this layout we would object to the proposals.

Representations

Letters or 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 with a predominately residential area and the principle of development is considered acceptable.

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 SPD sets out guidance for side extensions, 'The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house'. The proposed development is set back 0.4m from the front elevation, this does not comply with the SPD. Notwithstanding, the guidance seeks to prevent harmful terracing effect which would not apply in this instance, and the extension would be clearly defined by the setting back of the front elevation and the change in roof form.

The proposed development will extend 4m from the side elevation, this is almost half the width of the host dwelling, this is considered large in scale. However, through the application process amendments have been made to change the road form and remove the render from the proposed development. On balance the proposed development is acceptable as the proposed materials will match the host dwelling.

The proposed front porch is considered to fit in with the host dwelling and is similar to the existing porch at no.32 Avon Road and is considered acceptable.

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 Council's 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 SPD sets out space standards in paragraph 4.1, due to the dwelling being located on a corner plot and its orientation, it will comply with the SPD and not have a negative impact on neighbour amenity.

The development proposes to remove the majority of the grass at the front of the property and replace it with hard standing, however officers accept that this work could be carried out under permitted development rights. The dwelling is on a large plot and has some rear amenity space, on balance this is considered acceptable for existing and future occupiers.

The proposed development will not have a negative impact on neighbour privacy and is considered acceptable.

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.

As part of the application process the Council's Highway Officer has been consulted and have raised an objection. The officer has raised concerns with visibility at the new access point to the site. They consider the visibility to be insufficient and therefore presents a risk to other network users. It is however acknowledged that the proposals do not diverge significantly from the existing arrangement, and that such arrangements are seen throughout the local context.

Furthermore, the permeability of the wider neighbourhood means that the proposed access point would likely see very limited movements directly adjacent the access as the highway serves a small number of properties. Overall it is not considered that the proposal would present a materially different arrangement with regards to highway safety and it would not therefore be considered a sustainable reason for refusal.

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

- Location Plan
- Existing and Proposed Roof and Block Plan 003 RevC
- Proposd Plans and Elevations 002 RevD

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.