

Officer Report

Case Reference: PL/2026/0460
Location: 197 Queensway, Rochdale, OL11 2NA
Proposal: Two storey side and first floor rear extension
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to 197 Queensway, a two-storey semi-detached property in the outer suburbs south of Rochdale town centre. Queensway, also known as Rochdale Bypass (A664) is a main ring road which accommodates a heavy flow of traffic. The wider area is mixed-use, including industrial and warehouse units to the west, Sandbrook Community School to the south, and predominantly semi-detached housing.

No. 197 faces north, overlooking its driveway and the public highway. It is adjoined by no. 195 to the east and sits adjacent to no. 199 to the west. The rear boundary of the curtilage faces south, bordering the playing fields of Sandbrook Community School. The applicant property is part of a run of semi-detached houses with notable two store side extension on the neighbouring properties of numbers 199 and 201. There is a clear and consistent building line. The properties are set on slightly higher ground than the highway.

Description of Proposal

Planning permission is sought for a two-storey side extension and a first-floor rear extension. The extension would wrap around the host property. The proposed extensions would be considered out of matching brick and roof tiles. Windows and door would be constructed out of UPVC.

The proposed two storey side extension and first floor rear extension will have hipped roofs. The height to the ridge of the two-storey side extension will be 7.9m and the element that projects beyond the rear elevation of the host property will be 7.6m. The height to the ridge of the first-floor rear extension will be set at height of 7.6m. The eaves of the proposed extensions will be the same as the existing. The proposed two storey side extension will be set back 1m from the front elevation at both ground floor level and first floor level. The proposed side extension will be 3m wide and 9m in length.

The proposed first floor rear extension will project out by the same distance as the proposed two side extension and the existing single storey rear extension. The

proposed first floor extension will project out from rear elevation of the host property by 3m. It will be set in from the side boundary with no. 195 by approximately 3m. When combined with the proposed two side extension and viewed from the rear, the width of the combined extensions will be 6.2m.

Relevant History

84/D16677 – Single Storey Extension to Rear of Dwellinghouse. Decision. Approve with conditions.

Township/Member comments

None.

Consultee responses

None applicable.

Representations

Letters of notification were sent to surrounding properties and a site notice was placed in the vicinity of the site. No representations have been received.

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).

Amendments

None applicable.

Assessment

Design and Visual Amenity

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The combined extensions would considerably increase the massing and scale of the house and erode some of the space around it. However, the work is to the rear where it wouldn't be seen from public vantage points and would not impact on the street scene.

The element of the proposed development that would be visible from public vantage points would be the proposed side extension. It is noted that the adjacent property of no. 199 and the neighbouring property no. 201 have similar two storey side extensions. The application proposed to follow the same design principles of the host property including matching materials, hipped roofs and matching fenestration. As such the design of the proposed extension would be in keeping of the host property. The design would integrate well with the host dwelling. Additionally, the proposed side extension would not be out of character and respond appropriately to the character of the area when considering the extensions on the neighbouring properties. Furthermore, the proposed development taken in isolation as combined, the proposed development would appear generally subservient to the host property.

Further to the above, paragraphs 5.10 to 5.13 of the SPD provides guidance on two storey side extensions. In accordance with guidance, as the storey would be within 1 metre of the shared boundary, both the ground floor and first floor of the proposed two storey side extension have been set back by 1 metre from the front main elevation of the host dwelling.

The proposed two storey extension would mean that the ability to store bins to the rear or side would be lost. Bins therefore will need to be stored to the front. Noting the slightly elevated position and the lack of sufficient boundary treatment, the bins would be clearly visible from the highway. The SPD states that residential properties

should include space for bins to be stored out of public view to avoid them dominating residential streets. Additionally, the SPD adds that extensions to properties should not compromise the ability for the required bin storage areas to be provided. To prevent harm to the streetscene and character of area, it is considered appropriate to require details of a bin store to be provided and for it to be installed prior to first occupation of the proposed development.

Subject to the addition of the relevant conditions, the design of the proposal is considered to be acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, adopted PfE, the SPD and the NPPF.

Neighbour and Occupier Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed two storey side extension would be set adjacent to the side boundary with no. 199. The proposed extension would project out to the same distance as the two-storey extension on no. 199. Therefore, the proposed two side extension would meet the maximum projection standards set out in paragraphs 5.8 to 5.10.

It is noted that there is a window on the ground floor side elevation facing towards no. 197. The glazing is obscured, and it has been confirmed that it is for a function room and not a habitable room. Therefore, it does not receive the same level of protection as a principal window to a habitable room and the requirements in regard to light and outlook. In this regard. It is therefore considered the proposed two storey side extension would not unduly impact on the amenity of no. 199.

In regard to the proposed first floor rear extension, it would be set to the same projection as the neighbour property of no. 199 and therefore would meet the maximum projection standards set out in paragraphs 5.8 to 5.10. Additionally, it would be screened by the proposed two storey side extension. In regard to the relationship with no. 195, it would be set approximately 3m from the side boundary with no. 195. Therefore, the proposed first floor rear extension would meet the maximum projection standards set out in paragraphs 5.8 to 5.10 and would not unduly impact on the amenity of no. 195.

The application proposes bedrooms to the front and rear. To the rear, there are no residential properties. To the front, the residential properties directly to the front are set 31.8m to the front elevations and 24.8m to the front boundary. As such, the proposal would meet the minimum standards set out in paragraph 4.1 of the SPD.

In regard to occupier amenity, the habitable rooms would receive an adequate amount of light and outlook. The application property would retain sufficient amount of outdoor private amenity space.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or occupiers of the application property and therefore would be in accordance with policy DM1 of the adopted Core Strategy, policy JP-P1 of the adopted PfE, the SPD and the NPPF.

Highways and Parking

The proposed extension would see the drive to the side being built on and therefore would see the loss of parking to the side. At present, the side is gated but does allow for vehicles to access the side of the property. With the proposed development the property would retain one off street parking space, however, there is sufficient space for additional parking to the front if required.

Furthermore, it is noted that the property is located in a sustainable location with good transport links. Additionally, the requirements in Appendix 5 of the Core Strategy relates to a maximum number of off-street parking spaces.

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

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

- Existing site plan, existing floor plans and existing elevations. Drawing number: 2422/1

- Proposed site plan and proposed floor plans. Drawing number 2422/2

- Proposed elevations. Drawing number: 2422/3

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 The development hereby approved shall not be occupied until such time as details for the design of refuse bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being occupied. The approved refuse bin store shall be retained as installed for its intended use thereafter.

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.

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.