

## Report to Planning and Licensing Committee



Date of Meeting  
Portfolio

27<sup>th</sup> November 2019  
Councillor Carol  
Wardle, Development  
& Housing

Report Author  
Public/Private Document

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Public

<b>Application:</b> 19/01175/HOUS	<b>Township:</b> Pennines	<b>Ward:</b> Wardle & West Littleborough
<b>Applicant:</b> Mr J Taylor	<b>Agent:</b> Mr Stephen Hague	
<b>Site Address:</b> 42 Union Road, Wardle, OL12 9QA		
<b>Proposal:</b> Single storey rear extension following demolition of rear conservatory		

### SITE LOCATION



## DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation, as the applicant is a Member of the Council dealing with planning matters.

## PROPOSAL SUMMARY

- 2.1 Single storey rear extension following the demolition of the existing conservatory

## RECOMMENDATION

- 3.1 That planning permission be **GRANTED** subject to the schedule of recommended conditions.

## REASON FOR RECOMMENDATION

- 4.1 The proposed extension would comprise a visually acceptable addition to the application property, by virtue of its location to the rear of the dwelling, and would not adversely impact upon the amenities of the occupiers of the neighbouring properties. The proposed development would therefore accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

## **SITE**

The application relates to 42 Union Road, a two storey detached property in Wardle. The property fronts Union Road to the west and is set to the rear of a large driveway and front-projecting single storey garage. The dwelling sits adjacent to 44 Union road to the north and 40 Union Road to the south. Surrounding uses are predominantly residential, however, the rear garden backs onto a public footpath (LitFp89) which provides access to St. Andrew's C of E Primary School and the nearby playing fields. The property stands approximately 15m south of the boundary of the Dearnley Workhouse Conservation Area, which encompasses a significant proportion of the neighbouring Birch Hill Hospital Site.

## **PROPOSAL**

The application seeks planning permission for the demolition of the existing conservatory and its replacement with a single storey rear extension. The extension would span the full width of the host dwelling, although the overhanging eaves would project 0.3m beyond the side elevation of the house, and project 5m from the rear elevation, with an additional 0.45m eaves overhang. The extension would be constructed with a flat roof to a maximum height of 3.3m, within which two rooflights would be installed on upstands. The extension would be finished in render and constructed with a Ruberoid or felt roof; windows and doors would be uPVC.

## **DEVELOPMENT PLAN**

Adopted Rochdale Core Strategy (RCS):

SD1 Delivering sustainable development  
DM1 General development requirements

### **SO3 Improving design, image and quality of place**

P2 Protecting and enhancing character, landscape and heritage  
P3 Improving design of new development

Rochdale Unitary Development Plan (UDP):

### **G/D/1 Defined Urban Area**

Supplementary Planning Documents:

Guidelines and Standards for Residential Development (June 2016)

## **NATIONAL PLANNING POLICY AND GUIDANCE**

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

## **RELEVANT HISTORY**

04/D43459	Conservatory extension to rear of dwelling - Granted
19/00979/HH42	Prior notification for a single storey extension measuring 5m from the rear of the original dwelling (with a maximum Height of 3.30m and height to eaves at 3m – Withdrawn

## **CONSULTATION RESPONSES**

**Conservation Officer** - It is considered that the proposed rear extension to 42 Union Road will not have an impact on the setting of the Dearnley Workhouse Conservation Area. As such there are no comments or objections raised in relation to this application.

## **TOWNSHIP PLANNING PANEL**

None.

## **MEMBER REPRESENTATIONS**

None.

## **PUBLIC REPRESENTATIONS**

<b>Objection Reps</b>	0	<b>Support Reps</b>	0	<b>Neutral Reps</b>	0
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Letters of notification were sent by the LPA to surrounding neighbours. No representations have been received.

## **ANALYSIS**

### **Design & Appearance**

1. The proposed single storey rear extension, being of flat-roof construction and a contemporary design incorporating use of render to the elevations, installation of large areas of glazing and overhanging eaves, would represent a departure from the design and character of the original host building. The proposed extension would occupy a similar footprint to the existing conservatory and, being of flat roof construction, would not be of appreciably greater massing. However, the extension would be located to the rear of the property; accordingly, it would not be visible from Union Road and would not impact on the character and appearance of the street scene.
2. In respect of visibility from the rear, there is an existing boundary fence between the rear garden of the application property and the adjacent footpath, which acts as an effective screen to views from public vantage points. Accordingly, it is not considered that the proposed development

would have an impact on the character and appearance of the wider area.

3. The property stands approximately 15m south of the boundary of the Dearnley Workhouse Conservation Area, which encompasses a significant proportion of the neighbouring Birch Hill Hospital Site. The neighbouring dwelling at no. 44 Union Road occupies the intervening space between the application property and the Conservation Area. Consultation has been undertaken with the Council's Conservation Officer who has confirmed that the extension would not impact on the setting of the Conservation Area.
4. In light of the above, the design of the proposal is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD and the NPPF.

### **Amenity**

5. It is noted that the proposed single storey extension would occupy a similar footprint to the existing rear conservatory, albeit projecting further from the rear of the host property adjacent to the boundary with no. 44 Union Road and a reduced projection from the rear adjacent to the boundary with no. 40 Union Road.
6. In assessing the proposed extension against the guidance contained within the Council's *Guidelines & Standards for Residential Development* SPD, it is noted that the extension would comply with the guidance within sections 5.5 to 5.7 of the SPD with respect to the neighbouring property to the north, given the lateral separation between the host property and the shared boundary with no. 44 of *circa* 1.2m. In looking at the relationship with the property to the south, the extension would also comply with the SPD guidance, in light of the presence of existing rear projections to no. 40 Union Road, and the lateral separation between the two properties.
7. In light of the above, the proposed extension would not unduly impact on the amenity of the occupants of neighbouring properties and would therefore accord with policy DM1 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD and the NPPF.

### **RECOMMENDATION**

It is recommended that the Planning and Licensing Committee resolves to:

- a) **GRANT planning permission** subject to the below schedule of 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 related to the following plans:-
  - Location Plan ref. TQRQM19231185441058
  - Proposed Block Plan
  - Existing and Proposed Elevations and Floorplans ref. 42/R/1

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

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and/or full specification of materials to be externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with the policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.