

Report to Planning and Licensing Committee



Date of Meeting	6 th August 2020
Portfolio	Councillor Carol Wardle Cabinet Member for Planning, Development & Housing
Report Author	Ryan Killeen
Public/Private Document	Public

Application: 20/00653/HOUS	Township: Rochdale	Ward: Healey
Applicant: Cllr Shah Wazir	Agent: Mr Stewart Rothwell	
Site Address: 7 Cronkeyshaw Avenue, Rochdale, OL12 6SQ		
Proposal: First Floor Front Extension		

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 First floor front extension

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, and street scene. The development would demonstrate subservience by virtue of the ridge height being set down.
- 4.2 By virtue of its siting and scale, the development 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

This application relates to no.7 Cronkeyshaw Avenue, a two-storey, detached family dwelling located on a cul-de-sac of similar properties approximately 1 mile north of Rochdale Town Centre. The applicant property is of an 'L' shaped layout with a significant forward projection that is 1½ storeys high, with the gable end facing the highway.

The front elevation of the dwelling faces southeast towards the highway and is adjacent to no.5 Cronkeyshaw Avenue to the west and no.9 Cronkeyshaw Avenue to the east. The dwelling faces no.4 Cronkeyshaw Avenue to the southeast with the rear elevation of the dwelling backing onto a wooded area.

PROPOSAL

The application proposes a first floor front extension, above an existing single storey projection with a cuckoo dormer that is original to the dwelling. The proposal would increase the ridge height of the forward projection by 0.75m, from 6m to 6.75m, whilst increasing the height to eaves from 2.25m to 5m. The roof form and pitch is to be maintained.

The proposal also includes a front porch that inversely chamfers the two limbs of the dwelling. It is to be constructed with a gable fronted roof.

The proposals are to be constructed from materials matching the appearance of the host dwelling.

Amendments

Amendments were requested to set in the front elevation facing Cronkeyshaw Avenue to reduce the massing and consequential visual impact of the proposal.

These amendments were not forthcoming.

Further amendments were also requested to align the ground floor and first floor west facing fenestration on the forward projection and insert a small window to the north of the amended first floor window to provide an overall more coherent appearance and reduce the visual impact of the proposal.

These amendments were received.

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

N/A

CONSULTATION RESPONSES

N/A

TOWNSHIP PLANNING PANEL

None.

MEMBER REPRESENTATIONS

None.

PUBLIC REPRESENTATIONS

Objection Reps	0	Support Reps	0	Neutral Reps	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 extension would represent a subservient addition to the host pair of dwellings in respect of the ridge height being set down relative to the host dwelling. Nonetheless it is a substantial two-storey forward projection to the property that has a dominant appearance in the street scene. Under normal circumstances, if this were a wholly new

addition to the property, such a development would be recommended for refusal.

2. However, it is noted that the existing front projection (which is original to the dwelling), is of a similar size to the proposal, but pays little regard to the scale and design of the main part of the house. The proposal is moderately larger but is better proportioned. As such, the impact on the character and appearance of the host property and street scene would be acceptable.
3. It is further noted that the proposal would not extend far beyond the front elevation of the adjacent property to the east (no.9) and therefore would maintain the building line of Cronkeyshaw Avenue. Additionally, whilst the gable end of the proposal faces the highway, a front garden would provide adequate spacing between the dwelling and highway and would therefore not be too visually dominant.
4. The amendments secured to align the west facing windows on the front extension ensure that the proposal does not unduly impact views down Cronkeyshaw Avenue from the junction with Heights Lane.
5. It is noted that front porches are a typically alien feature in the street scene of Cronkeyshaw Avenue and the design of the proposed porch would add confusion in the appearance of the dwelling. It is however considered to be acceptable on balance as the porch would be read against the dwelling when viewed from any angle, and therefore would not be unduly prominent. It would also not appear a dominant feature in the context of the dwelling due to the significant scale of the dwelling itself. It is also a material consideration weighing in favour that the porch would comply with requirements of the Permitted Development.
6. The proposed materials are brick, concrete tiles and UPVC to match existing. The design values of the proposed extension therefore correspond with that of the original dwelling.
7. In light of the above, the design of the proposal is considered to achieve a satisfactory standard of design and would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD (paragraphs 5.1 and 5.11 to 5.13), and the NPPF.

Amenity

1. 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 4.1 of the SPD, which sets out minimum distance guidance for new developments in order to prevent a significant loss of privacy and/or light for occupiers of dwellings. The proposal would maintain 25-31m separation between the south facing first floor windows in the front

extension and those on the first floor of no.2 and no.4 Cronkeyshaw Avenue.

2. The proposal only extends marginally beyond the front elevation of no.9 Cronkeyshaw Avenue, in addition to maintaining the footprint of the front extension and increasing the ridge height by 0.75m. It is therefore not considered that the proposal would unduly overshadow, or be overbearing on, the front facing windows of the neighbouring dwelling.
3. The residential amenity of the property will also be preserved as adequate light and outlook shall be supplied for all habitable rooms. The outdoor amenity space will not be affected.
4. 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.

Highways

1. The resultant dwelling would have 5 bedrooms, with the proposal not impacting on the ability to park vehicles off the highway. Space for up to 4 vehicles would remain which is considered appropriate for a dwelling of this size.
2. The proposal would not unduly impact on the highway safety and would therefore accord with policies DM1 and T2 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
 - Sheet 1 – Existing Elevations
 - Sheet 2 – Existing Floor Plans
 - Sheet 3 – Rev.1 – Proposed Elevations (received 22/05/2020)
 - Sheet 4 – Rev.1 – Proposed Floor Plans (received 22/05/2020)

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. 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 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.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.