

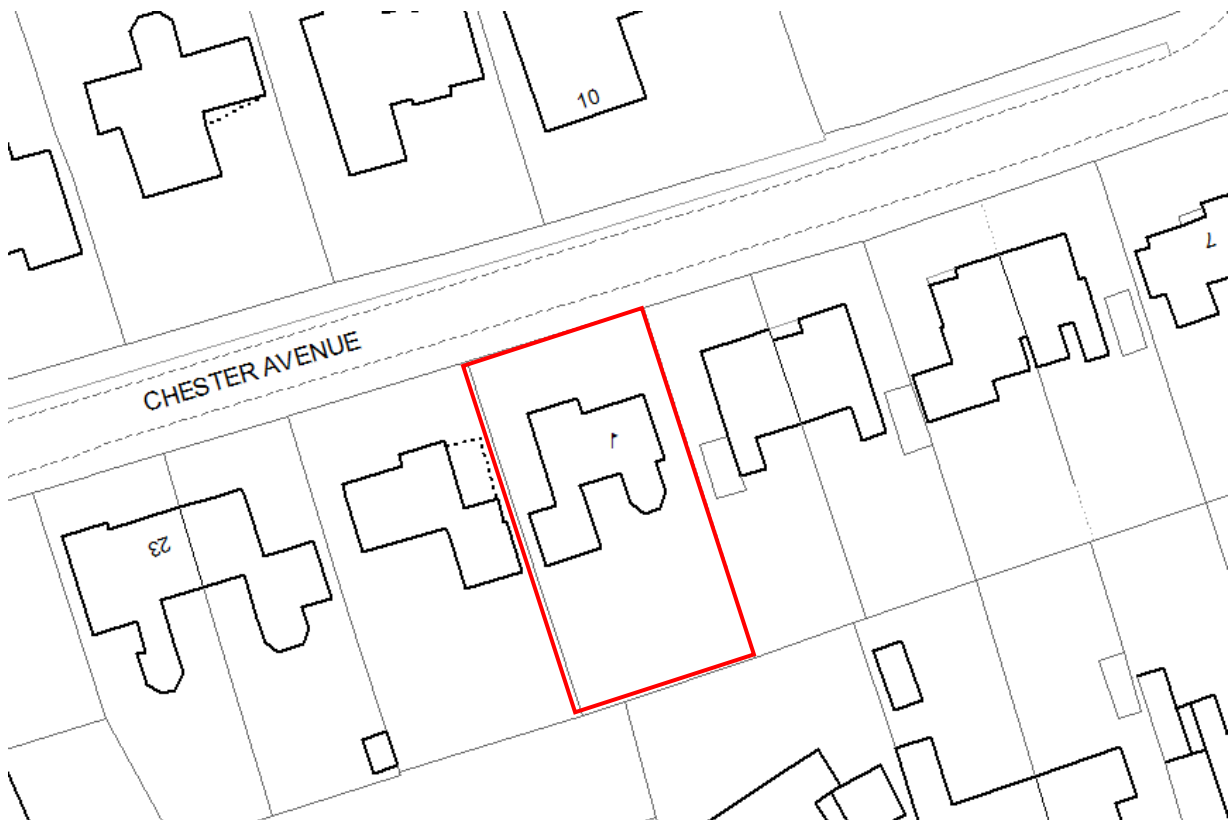
Report to Planning and Licensing Committee



Date of Meeting	1 <sup>st</sup> October 2020
Portfolio	Councillor Carol Wardle Cabinet Member for Planning, Development & Housing
Report Author	Ryan Killeen
Public/Private Document	Public

<b>Application:</b> 20/00934/HOUS	<b>Township:</b> Rochdale	<b>Ward:</b> Bamford
<b>Applicant:</b> Mr N Anjum	<b>Agent:</b>	
<b>Site Address:</b> 17 Chester Avenue, Rochdale, OL11 5LY		
<b>Proposal:</b> Two storey and single storey rear extension, including alterations to side elevations following demolition of existing conservatory and outbuildings - resubmission of 20/00332/HOUS		

**SITE LOCATION**



## DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation, as the application has been called up by Cllr Angela Smith on the basis of:
- Loss of amenities, including light, to neighbouring properties.
  - Overdevelopment of the site
  - House is not in keeping with existing properties on the street.

## PROPOSAL SUMMARY

- 2.1 Part two-storey, part single-storey rear extension following demolition of an existing outbuilding and conservatory. Installation of first floor window on the southwest facing side elevation.

## 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.17 Chester Avenue, a two-storey, detached family dwelling located on a mature housing estate in Bamford, approximately 1.5 miles west of Rochdale Town Centre. The surrounding vicinity is composed of a range of dwelling designs, with the applicant dwelling being one of a pair of arts and crafts inspired detached properties with a front facing gable and bay window.

The front elevation of the dwelling faces northwest towards the highway and is adjacent to no.19 Chester Avenue to the west and no.15 Chester Avenue to the east.

## **PROPOSAL**

The application proposes a part two-storey, part single-storey rear extension. The proposal is to extend 8m at ground floor level and 5m at first floor level. It is to be constructed with a lean-to roof at ground floor level (set between stepped parapet walls), and a hipped roof to the first floor that would have twin gable features. It would have a height to eaves of 5.8m and a ridge height of 7.4m, approximately 1.2m below that of the main dwelling.

The proposal also includes the insertion of a bedroom window on the first floor of the existing southwest facing side elevation

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

## **Amendments**

N/A

## **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**

20/00332/HOUS Two and single storey rear extensions, including alterations to side elevations, following demolition of existing conservatory and outbuildings - Refused 15<sup>th</sup> May 2020

Reasons: By virtue of its siting, scale and design, the proposed development would overwhelm the scale of the existing dwellinghouse, and would appear unduly prominent and overbearing. The proposal would therefore result in undue harm to the appearance and character of the existing dwelling and the wider street scene, contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

By virtue of the window positioning for bedroom 4, the proposed development would allow for insufficient light and outlook to this habitable room, to the detriment of the amenity of its occupiers. The proposal would therefore fail to accord with the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's *Guidelines and Standards for Residential Development* SPD and the National Planning Policy Framework.

## **CONSULTATION RESPONSES**

N/A

## **TOWNSHIP PLANNING PANEL**

None.

## **MEMBER REPRESENTATIONS**

None.

## **PUBLIC REPRESENTATIONS**

<b>Objection Reps</b>	2	<b>Support Reps</b>	0	<b>Neutral Reps</b>	0
-----------------------	---	---------------------	---	---------------------	---

Letters of notification were sent by the LPA to surrounding neighbours. Two letters of objection were received.

The contents of the letters raised concerns over:

- The form and scale of the extension overwhelming the existing property
- The extension not being in keeping with the surrounding properties
- Loss of sunlight to garden areas
- Parking provisions being inadequate for the proposed dwelling
- Permitted development rights should be removed should the application be approved.

## **ANALYSIS**

### **Design & Appearance**

1. The proposed extension would represent a subservient addition to the host pair of dwellings, which is clearly defined in respect of the ridge height of the twin gables being set down relative to the host dwelling. Nonetheless it is a substantial two-storey rear extension that may be unacceptable in some circumstances.
2. However, it is noted that the proposal would be sited to the rear of the host dwelling, with opportunity to view the proposal from public vantage points only being possible through gaps between the applicant property and adjacent dwelling. It is noted that it is further screened by the presence of foliage to the front of the dwelling. As such, it is considered that the proposal would not unduly affect the character or appearance of the host dwelling or the street scene of Chester Avenue.
3. It is further noted that the surrounding area consists of properties that vary considerably in their scale. The size and scale of the resultant dwelling would not be dissimilar to many properties close by and would be considerably smaller than the largest dwellings, with the massing being substantially less appreciable from the public realm.
4. The proposed side facing window would not appear out of keeping with the design language of the dwelling or surrounding area and is therefore acceptable.

5. 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.
6. An objection requested that permitted development rights be removed from the dwelling to prevent additional extension and alteration. It is not considered that the revocation of permitted development rights be necessary as the dwelling would not have opportunity to be extended to the side or rear, or facilitate any changes to the roof such as a hip-to-gable alteration by virtue of the nature of the alterations in this application.
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 28-31m separation between the southeast facing first floor windows in the rear extension and those directly facing on the first floor of no.14 York Avenue.
2. The proposed rear extension would accord with the requirements of the SPD relating to maximum projections for both single storey and two-storey rear extensions due to the proposal being set in 3m off the common boundary with no.15 and no.19 and both neighbouring properties benefitting from a rear projection/outbuilding. As such, it is not considered that any undue overshadowing/overbearing impact would occur.
3. The proposed side facing bathroom window shall be obscured via condition to preserve the privacy of the adjacent neighbour.
4. The residential amenity of the applicant dwelling will also be preserved as adequate light and outlook shall be supplied for all habitable rooms. The outdoor amenity would remain sufficient for a dwelling of this size.
5. 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 6 bedrooms, with the proposal not impacting on the ability to park vehicles off the highway. Space for up to 2 vehicles, plus space for an additional space in the garage would remain which is considered appropriate for a dwelling of this size. It is further noted that the maximum parking standards listed in Appendix 5 of the Core Strategy stipulate 2 off-street spaces as the maximum for a dwelling of this type.
2. Should there be any requirement for on-street parking, then Chester Avenue would be suitable; the highway is completely linear offering suitable sightlines, and double parking is restricted by the presence of a grass verge between the highway and pavement to the north side of the street.
3. 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
- Existing layouts – dwg.no:- RC 08205539/20
- Existing elevations - dwg.no:- RC 08205539/21
- Proposed layouts - dwg.no:- RC 08205539/22
- Proposed elevations - dwg.no:- RC 08205539/23
- Site and block plan - dwg.no:- RC 08205539/24

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the first floor window on the side elevations facing southeast shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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 pre-application discussions 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.