

Officers Report

Case Reference: 25/01181/HOUS
Location: 15 Bonsdale Crescent
Middleton
M24 5LX
Proposal: Two-storey rear extension, front porch extension, insertion of new windows to side elevation and the application of render to match existing
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey end-of-terrace residential dwelling located to the west of Bonsdale Crescent in a predominantly residential area of Middleton. The existing dwelling is constructed of render and a pitched roof.

There is a general uniformity to the dwellings along Bonsdale Crescent; render is commonplace within the street scene.

PROPOSAL

The application seeks planning permission for the construction of a two-storey rear extension and single storey front porch with gabled roof. The application is a resubmission of an earlier refused application, 25/00978/FUL albeit with a reduced projection to the rear extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00978/FUL - Part two, part single storey rear extension, front porch extension, insertion of a new window to side elevation and the application of render to match the existing. Refused

25/00570/HOUS - Part two storey, part single storey rear extensions, front porch extension, insertion of new window to side elevation and the application of render to match existing. Refused

24/00647/HOUS - Proposed single storey front extension. Refused

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The proposed rear extension is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. The proposed hipped roof would integrate well with the pitched roof of the existing dwelling and would not appear incongruous or otherwise out of character.

The proposed front porch is considered to appear as a subservient and in proportion addition to the existing dwelling which would not appear incongruous or otherwise out of character. It is acknowledged that the proposed porch would not exceed 3sqm and would therefore likely fall under permitted development.

It is proposed to finish the proposed developments with render to match the existing. This is considered acceptable on design terms.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

The application proposes the construction of a two-storey rear extension and front porch. The Council's adopted Guidelines and Standards for Residential Development SPD states that for a two-storey rear extension, this should not project beyond a 30-degree line drawn a point 2.4 from the rear elevation of the neighbouring dwelling along the common boundary to avoid appearing overbearing or overshadowing, or restricting the amount of light received.

In respect of the attached neighbour, No. 17, the proposed extension would be offset from the common boundary by approximately 1m. When taken at a point 2.4m along this boundary from the rear of No. 17, the proposed development would not intrude. It is therefore in accordance with the guidance of the SPD and is not considered to appear significantly overbearing or overshadowing.

In respect of No. 13, the proposed development would comply with the guidance set out within the SPD and would be acceptable in respect of any overbearing or overshadowing impact.

Whilst it is acknowledged that the proposed extension would be highly visible from both Nos. 13 and 17, it is not considered in this instance that the proposal would amount to visual intrusion; the hipped roof of the development would alleviate this to some degree.

Furthermore, it is acknowledged that the 2No. windows to be inserted into the rear elevation at first floor would give rise to some overlooking towards the private amenity space of Nos. 13 and 17, and to the dwellings at the rear. Notwithstanding, the application site is located in a predominantly residential area and some degree of overlooking is to be expected. The degree arising as a result of the proposal in this instance is not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy.

It is acknowledged that the application proposes the installation of 2No. windows to the side elevation of the dwelling; one at ground floor and one at first floor, the latter of which is indicated to be obscurely glazed. In this instance, the proposed windows - having regard to the provision that the first floor window be obscurely glazed, which can be secured by way of condition - are not considered significantly detrimental to the amenity or privacy of No. 13.

Having regard to the above, the proposed development is considered to have an acceptable impact on the amenity of both future, and neighbouring, amenity. It is therefore considered to accord with Policies DM1 and P3 of the adopted Core Strategy, the design guidance of the SPD, and the NPPF.

Highways and parking

The proposal would not impact on the parking provisions of the dwelling, which would remain as is, and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the

advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

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 This permission relates to the following plans and documents: -

Sheet 5 (Proposed Elevations)

Sheet 4 (Proposed Floor Plans)

Sheet 1 (Location Plan)

Sheet 6 (Proposed Site Plan)

Application Form

and the development shall be carried out in accordance with these 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 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 existing dwelling, or as specified on the application form or approved plans.

Reason – In the interest of ensuring a satisfactory visual appearance to the development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development, and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension hereby approved, first floor window to be created in the south elevation of the dwelling directly facing No. 13 Bonscale Crescent shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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)

- 5 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.