

Officer Report

Case Reference: PL/2026/0069
Location: 104 WARWICK ROAD, MIDDLETON, MANCHESTER, M24 1HL
Proposal: Single storey front porch extension including alterations to fenestration on side elevation
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the west of Warwick Road in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

A hardstanding drive is found to the side/front elevation.

PROPOSAL

The application seeks planning permission for the relocation of the front entrance door to from the side elevation to the front with rebrickwork, and construction of a single storey porch extension with gabled roof.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None recorded.

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 application proposes the relocation of the entrance door from the side elevation of the dwelling to the front elevation with installation of a replacement window and partial rebricking. This in itself is not considered to appear incongruous or out of character.

The application also proposes the construction of a front porch around the newly positioned front entrance door to the front elevation. It is acknowledged that in this instance, the proposals cumulatively would unbalance the semi-detached pair. Both of which feature their entrance door to the side elevations and 2No. windows to the front elevation at ground floor. This contributes to a cohesive and balanced facade that the proposed development would disrupt.

Notwithstanding the above, however, Officer's acknowledge that the dwellings permitted development rights appear to be intact. Officers are satisfied that relocation of the front door could be carried out under Class A of the GPDO without prior written approval of the LPA.

Similarly, whilst the front porch would unbalance the semi-detached pair and would look, to some degree out of character, the porch would be only marginally larger than that which could be constructed under Class D of the GPDO. Furthermore, the proposed porch would not differ significantly in size or design than that constructed at No. 6 Warwick Close, a dwelling of similar visual character which can be seen from the application site.

Having regard to the above - and to the existence of a plausible fallback position which would have equal impact on visual character and amenity - that the design of the proposal is acceptable on design terms.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property would retain two off-street parking spaces 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

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

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) (3)

- 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: -

DWG No. PP-14652701v1 (Location Plan)

DWG No. 1049-06D (Proposed Floor Plan)

DWG No. 1049-07 (Proposed Roof Plan)

DWG No. 1049-08A (Proposed Elevations)

DWG No. 1049-05A (Proposed Site and Block Plans)

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 be those 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.

Approval Reason(s) (1)

- 4 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.