

Officer Report

Case Reference: PL/2026/0066
Location: 16 Ash Walk, Middleton, Manchester, M24 1JY
Proposal: Two storey side extension following demolition of existing garage and insertion of new first floor window to the rear elevation
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the south of Ash Walk in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof.

PROPOSAL

The application seeks planning permission for the demolition of the existing garage and construction of a two-storey side extension and insertion of 1No. window to the rear elevation.

The Case Officer visited the site and it became apparent that the garage had already been demolished.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None recorded.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Policy

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 construction of a two-storey extension to the side elevation of the dwelling projecting approximately 4m. It would have a crown roof with an eaves and ridge height to match the existing. Whilst it is acknowledged that the crown roof would differ from the hipped roof of the existing dwelling, this would be a minor crown and would not be readily visible or prominent within the street scene.

The proposed extension is considered to appear as a subservient and in proportion addition to the existing dwelling. It would mirror the existing front elevation to create a balanced facade adjacent to the highway that is not considered to appear significantly incongruous or out of character.

Whilst it is acknowledged that the proposed extension would not be set back from the front elevation of the dwelling in line with the guidance of the SPD, this guidance

is predominantly to prevent terracing and will not always apply. In this instance the neighbouring dwelling is a single storey bungalow, therefore it is unlikely that a sense of terracing would occur.

Additionally, 1No. window is to be inserted into the rear elevation of the dwelling at first floor. This is considered acceptable on design terms and Officer's are satisfied that this could likely be done under Class A of the GPDO without prior written consent of the Local Planning Authority.

Materials used to external finishes would be facing brick and uPVC to match the existing. These are considered acceptable on design terms and can be secured by way of the standard materials condition.

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 proposed development would be to the western flank of the dwelling and therefore has the potential to impact on No. 14 Ash Walk the most. No. 14 is a single storey bungalow.

Notwithstanding this, it is pertinent to note that the uneven topography of Ash Walk is such that it slopes downwards towards Manor Road. No. 14 therefore sits higher than No. 16 and as a result of this, the overall height of both dwellings is comparable despite No. 16 being a two-storey dwelling.

Having regard to this, and No. 14's elevated position in comparison, the proposed development is not considered to appear significantly overbearing or overshadowing. It is acknowledged that No. 14 has 1No. window to the side elevation directly facing the boundary which would be impacted by the development, however this impact is not considered significantly detrimental to the amenity that No. 14 can reasonably expect to enjoy and is acknowledged that some 2.35m would be retained between the development and the common boundary with No. 14.

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.

Other Matters

1No. representation was received in support of the application, however querying how long the development would take. The Local Planning Authority cannot comment on timing, however it should be noted that development must begin within 3 years from the date of any permission.

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

1No. representation received in support of the application which can be summarised as follows:

- Questions over how long the development will take.
- Supports the development

SUMMARY OF CONSULTATION RESPONSES

None received.

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) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

- Location Plan
- Proposed Site Plan
- DWG No. 3654-021 (Proposed Floor and Elevation 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 match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and 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)

- 1 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.