APPLICATION NUMBER: 18/01362/HOUS

Application Number:	18/01362/HOUS
Location:	97 Hardfield Road Middleton M24 1JD
Proposal:	Erection of a single storey rear extension following removal of existing convervatory
Applicant:	Mr Ray Nelson
Case Officer:	Osian Perks
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to a semi-detached bungalow property situated within a residential area of Middleton. It is built in red brick with concrete tiles to roof.

The property has a conservatory to the rear.

Description of Proposal

This application seeks permission for the erection of a single storey rear extension following the demolition of the existing conservatory.

The extension would be built with a dual pitched roof and would have a depth of 2.7m.

Relevant History

08/D51325- Front Porch. Approved.

Township/Member comments

None received.

Consultee responses

Not applicable.

Representations

None received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would have a dual pitched roof and would have a ridge height lower than that of the host dwelling. It is considered that by virtue of its size, siting and design, the proposed extension would appear in keeping with the character of and subservient to the host dwelling.

As such, it is considered that the proposal would accord with the visual amenity aims of policies P3 & DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenity of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. It states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

The proposed single storey rear extension would accord with the guidance in the SPD. It is not considered that there are any features of the site or surrounding area

which would mean that the proposal would have a substantial impact upon the amenities of the occupants of neighbouring properties despite according with the above guidelines.

As such, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Recommendation: Grant subject to the following 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 relates to the following plans:

   - Existing & Proposed Site/Roof Layout (Drawing no PL-09)
   - Proposed Side Elevations (Drawing no PL-08)
   - Existing Rear Elevation (Drawing no PL-03)
   - Existing Front Elevation (Drawing no PL-02)
   - Existing Side Elevation (Drawing no PL-04)
   - Proposed Ground Floor Layout (Drawing no PL-05)
   - Proposed Rear Elevation (Drawing no PL-07)
   - Site Location Plan
   - Existing Ground Floor Layout (Drawing No PL-01)

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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 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.

	Date	**Officer**
Report Completed	25/01/2019	Signed: Osian Perks
Authorisation	28/01/2019	Signed: Alison Truman

Report Author Osian Perks