

Application Number:	23/00735/HOUS
Location:	7 Meadowside, Milnrow, Rochdale, OL16 3RR
Proposal:	Single-storey side extension and single-storey rear extension following the demolition of existing rear conservatory including addition of first-floor window to front elevation, alteration of ground-floor window to side elevation and formation of rear steps
Applicant:	Mr. Michael Smith
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

Location

The application relates to no. 7 Meadowside, a two-storey semi-detached dwelling located in a residential area by the urban-rural fringe in Newhey. The dwelling is sited on a corner plot at the junction with Highbank Road and is adjoined by no. 5 Meadowside to the north, adjacent to no. 9 Meadowside to the south, and faces the highway to the west. To the front of the property lies open Green Belt land. The property benefits from a front driveway and a rear garden which tapers towards the east.

Description of Proposal

Planning permission is sought for a number of works, including a single-storey side extension which projects 2.5m from the side elevation of the dwelling. It is characterised by a dual-pitched roof form and has a ridge height of 3.61m and a height to eaves of 2.89m.

The proposal also seeks to construct a single-storey rear extension which projects 3m from the rear elevation of the dwelling, following the demolition of the existing rear conservatory. It is characterised by a dual-pitched roof form with a chamfered wall and has a ridge height of 4.04m and a height to eaves of 2.72m.

Finally, additional works are proposed including the addition of a first-floor window to the front elevation, the alteration of the ground-floor side elevation window, and the formation of 0.36m-high steps projecting 0.6m from the proposed rear extension.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Amendments were made to reduce the proposed rear projection by 1m.

In addition, following design concerns, amendments were made to omit the previously proposed front porch extension in lieu of a single-storey side extension alongside the alteration and addition of windows to the side and front elevation.

Assessment

Design: DM1 and P3

- ☐ Paragraph 130 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”* In addition, Section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed side and rear extension are both of a single-storey form which would be subservient to the host dwelling. The use of dual-pitched roof forms would also be in keeping and raises no concerns.
- ☐ The proposed rear extension comprises a chamfered wall along the common boundary of no. 9. Whilst this does not constitute a desirable design feature, it is acknowledged the tapering rear curtilage space necessitate such a layout to maintain the side access. As such, the rear extension design would be acceptable on balance.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The proposal would retain adequate space for refuse bins to be stored away from public view to the side of the dwelling.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 states the following maximum standard:
 - ☐ *“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 rear extension complies with the maximum standards set out above and is not considered to result in significant amenity impacts to neighbouring occupiers.
- ☐ Likewise, the proposed rear steps serve to facilitate access between the dwelling and the rear curtilage space and is not considered to inflict undue overlooking harm to the adjoining amenity spaces.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ Notwithstanding the siting of the proposed side extension, the proposal would retain sufficient space for two off-street parking spaces on the front driveway.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

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. The permission relates to the following plans:

- ② Location Plan, Existing Site Plan, Floor Plans, Elevations and 3D View – Drawing No. PL-001 Rev. P2 dated 26/07/2023
- ② Proposed Site Plan, Floor Plans, Elevations and 3D Views – Drawing No. PL-002 Rev. P7 dated 17/01/2024

and the development shall be carried out in 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 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.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process 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.

	Date	Officer
Report Completed	12/01/2024	Signed: SY
Authorisation	18/01/2024	Signed: RK

Report Author Sam Yuen