

APPLICATION NUMBER: 24/00533/HOUS

Application Number:	24/00533/HOUS
Location:	171 Kirkway, Middleton, M24 1LP
Proposal:	Part two-storey, part single-storey side and rear extensions following demolition of existing attached garage and alteration to existing front entrance.
Applicant:	MARK & JENNIFER GREGORY
Case Officer:	Bob Melling
DETERMINATION DATE 30.07.2024	EXT OF TIME 06.08.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy**National**

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Local

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).

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

Neighbours – 1 objection regarding impact on a boundary fence which is a civil matter and not a material planning consideration.

The objection also raised concerns that the proposed development would encroach onto land outside the ownership of the application property. This matter was discussed with the applicant, who confirmed that the extension would be wholly within the curtilage of the application property and that the fence to be partially removed does not mark the boundary line. Therefore, although the extension would extend slightly beyond the line of the existing fence, it would not encroach onto land beyond the boundary line. As such, the Council is satisfied that the correct ownership certificate has been signed.

Highways – No objections.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

Whilst the proposal would demonstrate subservience to the host dwelling, it is noted that it would not meet the requirements of the SPD relating to the 'terracing effect'. The proposed two-storey side extension would be set back approx. 0.7m from the existing principal elevation at first floor level, which would fall short of the 2m set back required by the SPD to avoid neighbouring properties appearing as a terrace. Whilst not ideal, it is noted that the application property and no. 173 Kirkway are differing architectural styles with no. 173 also set at a higher ground level. Given this and bearing in mind that the roof forms are hipped, it is not considered that a visual terracing effect would result.

It became apparent during a site visit that some of the bins are currently stored in public view to the front of the existing garage. Similar arrangements are present throughout the street scene, with bins stored to the front of properties. Therefore, given the existing site conditions, it is not considered that a bin store would be necessary in this location.

The design of the proposal is acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

Whilst the proposed rear extension would not comply with the projection limits outlined in the SPD in relation to no. 173 Kirkway, it is noted that the two-storey rear extension would only exceed the guidance by approx. 0.4m and the nearest first floor window to the rear of no. 173 measures approx. 4m to the common boundary with the application property. Moreover, there is an existing detached garage with a pitched roof to the rear of no. 173 which would significantly screen the proposed single-storey rear extension. Given this and bearing in mind that the application property is located on lower ground and directly to the north of no. 173, it is not considered that the proposal would result in undue harm to the amenity of no. 173.

The proposal is therefore acceptable on balance in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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:

- Site Location Plan. Submitted on 08/07/2024
- Existing Floor Plans. Dwg no. 24.3361.1
- Existing Elevations & Section. Dwg no. 24.3361.2
- Scheme 3 Proposed Floor Plans. Dwg no. 24.3361.SC3.1
- Scheme 3 Proposed Elevations. Dwg no. 24.3361.SC3.2
- Scheme 3 Existing & Proposed Block Plans. Dwg no. 24.3361.SC3.3

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy,

the Places for Everyone Joint 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 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	29/07/2024	Signed: BM
Authorisation	06/08/2024	Signed: RC

Report Author Bob Melling