

Application Number:	22/01237/HOUS
Location:	4 Mount Fold, Middleton, M24 1FE
Proposal:	Single storey side and rear extension to dwelling
Applicant:	Mr K Dunn
Case Officer:	Bob Melling
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/A

Location

The application refers to no. 4 Mount Fold, a two storey, semi-detached dwelling located on a cul-de-sac in Middleton. The application property is part of a 1990s residential development of architecturally similar dwellings. It is set back approximately 1m of the attached dwelling, no. 2 Mount Fold, and is linked to the adjacent dwelling, no. 6 Mount Fold, via a pitched roof car port. The host dwelling benefits from two off street parking spaces and a sufficiently sized rear garden.

Description of Proposal

Permission is sought for a single storey side and rear 'wraparound' extension that would project approximately 2.47m from the existing rear elevation, be set in approximately 0.36m from the common boundary with no. 2 Mount Fold and project approximately 2.02m from the existing side elevation. Further, it would be set back approximately 5.79m from the existing front elevation. It would feature a hipped roof design, with a height to eaves of approximately 2.4m and a maximum height of 3.78m. Fenestration for the development is proposed to the rear elevation and the extension is to be constructed in materials to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties. No representations were received in response to the proposed development.

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).

Amendments

Following concerns raised by the Officer regarding the impact of the development on the residential amenity of the attached occupiers, amended plans were submitted to reduce the rearward projection of the extension and increase the distance between the extension and common boundary with no. 2 Mount Fold.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed development would be of an appropriate scale and would not appear out of character with the surrounding street scene. Whilst the front wall of the extension would consist of a featureless expanse of brickwork visible from the public highway, it is acknowledged that this aspect of the design is well-screened due to the existing car port and significant set back from the front wall of the existing dwelling. Therefore, it is not considered to unduly detract from the overall design of the extension.

The development would be constructed in a material palette coherent with the original build and wider street scene, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

The existing bin storage arrangements to the side of the property would remain mostly unaffected given the significant setback of the extension from the front wall of the host dwelling.

In light of the above assessment, 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 Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.6 of the SPD provides the following maximum standard for single storey rear extensions. It states that "for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)." Paragraph 5.7 explains that if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed extension would comply with the above guidance with regards to the adjacent dwelling, no. 6 Mount Fold. In respect of no. 2 Mount Fold, the proposed extension would exceed the above guidance by approximately 0.1m. However, given that this exceedance is very minor, it is considered that the development would not result in undue harm to the neighbouring amenity and refusal based on this additional slight projection could not be justified.

Fenestration for the development is proposed only to the rear and would measure approximately 17m to the opposing boundary of curtilage. Therefore, it is not considered that the development would result in undue harm to the neighbouring amenity by virtue of overlooking.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, 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

The development would retain the existing parking provision to the side of the dwelling and 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:
- Proposed Location Plan. Drg no. 2022_09_01_00
 - Existing Site Plan. Drg no. 2022_09_01 – 01. Rev C
 - Existing Ground Floor Plan. Drg no. 2022_09_01 – 02
 - Existing Elevations. Drg no. 2022_09_01 – 03. Rev A
 - Proposed Ground Floor Plan. Drg no. 2022_09_01 – 04. Rev B
 - Proposed Elevations. Drg no. 2022_09_01 – 05. Rev C

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	15/03/2023	Signed: BM
Authorisation	22/03/2023	Signed: RC

Report Author Bob Melling