

Application Number:	23/00933/HOUS
Location:	375 Boarshaw Road, Middleton, M24 2PN
Proposal:	Single storey rear/side extension and replacement of existing roof tiles and window frames following removal of existing conservatory and alterations to boundary treatment.
Applicant:	Mrs Sharon McGoldrick
Case Officer:	Bob Melling
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 and local policy 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) July 2021
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:

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 Council regarding the proposed use of render, dark uPVC window frames and slate effect roof tiles, amended plans were submitted indicating the use of brick to match existing and the replacement of the existing window frames and roof tiles with materials to match those proposed for the construction of the extension.

Summary of comments from neighbours, consultees and Planning Panel

N/A

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	✓

The proposals indicate the use of brick to match existing, which is considered acceptable. Whilst the use of uPVC windows with dark frames and slate effect roof tiles would contrast the existing material palette, it is acknowledged that the existing window frames and roof tiles would be replaced to ensure a consistent materiality. On this basis, the proposed materials are deemed acceptable.

Given the limited detail provided regarding the colour, type and texture of the slate effect tiles and uPVC window frames, a condition is attached to ensure the submission of a detailed material specification and / or samples prior to above ground construction. This is to ensure a satisfactory standard of design in the interests of visual amenity.

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.

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	✓

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD 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:
 - Proposed Block Plan. Drg no. AP003
 - Location Plan and Existing Site Plan. Drg no. AP004
 - Existing Ground Floor Plan with garden. Drg no. AP005. Rev A
 - Existing Elevations. Drg no. AP006. Rev A
 - Proposed Ground Floor Plan with garden. Drg no. AP007. Rev D
 - Proposed Elevations – Option 1. Drg no. AP008. Rev Cand 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 and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall, except for the slate effect roof tiles and uPVC window frames shown on drawing no. AP008. Revision C, 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.

4. Notwithstanding any description of materials in drawing no. AP008. Revision C no above ground construction works shall take place until samples and / or full specification of the slate effect roof tiles and uPVC window frames to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy 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	30/10/2023	Signed: BM

Authorisation	01/11/2023	Signed: RK
----------------------	------------	------------

Report Author Bob Melling