

APPLICATION NUMBER: 24/01162/HOUS

Application Number:	24/01162/HOUS
Location:	38 Moss Lane Middleton Rochdale M24 1WX
Proposal:	First floor side/rear extension including garage conversion, removal of decking, alteration to fenestration and other associated works.
Applicant:	M. & M. Tilley
Case Officer:	Aimee Bovaird
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 the 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)
National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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

The applicant submitted amends that included reducing the height of the proposed ridge.

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 proposed development consists of a first floor side and rear extension and various alterations. Through the application process the height of the proposed ridge has been reduced by approx. 0.5m, this is acceptable as the proposed development is considered subservient to the host dwelling. The rear extension is acceptable as it accord with the standards set out in the SPD.

The proposed first floor side element of the development is set back 1m from the front elevation, the SPD sets out a setback of 2m should be required. However the existing first floor elevation is set back 1m from the front elevation and the development is maintaining this and considered acceptable. The proposed materials are to match the existing 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.

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 proposed development will have a window on the on the ground and first floor of the front elevation. The window on the first floor is existing and the ground floor window is considered acceptable as it is not looking onto neighboring properties.

Four new windows are proposed on the side elevation and these are to be obscure. This is will not have a negative impact on neighbor amenity .

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 will remove the existing garage however it will not reduce the existing driveway and off street parking will remain.

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:

Location Plan
Proposed Block Plan P(00)03
Proposed Floor Plans P(02)01 Rev E
Proposed Elevations P(03)11 Rev C

and the development shall be carried out in complete 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 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.

	Date	Officer
Report Completed	21/01/25	Signed: AB
Authorisation	23/01/25	Signed: LA

Report Author Aimee Bovaird