

Application Number:	23/00038/HOUS
Location:	26 Mossway Middleton Rochdale M24 1NS
Proposal:	First floor extension to side elevation and alterations to front and rear fenestration
Applicant:	Mr LEE JONNO
Case Officer:	Hamish Rigg
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 26 Mossway, Middleton, Rochdale; a two-storey semi-detached property. The front of the property faces north-east, overlooking Mossway highway and opposite number 23 and 25 Mossway. The adjacent property to the north-west is 24 Mossway, and the adjoining property to the south-east is 28 Mossway. The rear boundary of the curtilage borders the bank of the M60 motorway.

Description of Proposal

The application seeks a first floor extension to side elevation, and alterations to front, side, and rear fenestration.

The first floor extension would sit atop the existing single-story extension, however it would be set back approx. 0.5m from the front elevation of the host property. This would create a stepped roof line. From ground level, the height to eaves of the extension would measure approx. 5.2m, and the max height, 7.2m. The depth/length of the extension is approx. 6.5m and sits flush with the rear elevation of the host property.

Alterations to the front facing fenestration include the instillation of a window to the first floor (3.6m from ground level to base of window), measuring 0.6m in width and

1.2m height. An identical window would be installed to the existing ground floor side extension.

Alterations to the side fenestration include the removal of a ground floor window towards the rear of the property.

Lastly, the proposal seeks to include bi-folding doors to the rear elevation, as well as a new first-floor and ground floor window. The doors would measure 3.3m in width and 2.1m in height. The first floor window would measure 1.2m in height and 1.8m in width, and the ground floor window, 1.2m in height and 0.6m in width.

Relevant History

None

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to all surrounding properties, no responses 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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

- ☐ Policy 5.1 of the SPD requires extensions to be designed “in keeping with the host property and generally should be subservient to it”. As the extension is set back from the front elevation of the host dwelling, subservience is ensured. Additionally, a sense of symmetry is maintained with the adjoining property, 28 Mossway, therefore preserving the original semi-detached design, which is reflective of the wider street scene.
- ☐ The proposed material palette includes brickwork and tiling which matches the existing property, again ensuring that the extension does not appear at odds with the appearance of the host dwelling.
- ☐ Policy 5.12 provides technical requirements regarding the terracing effect stating, “two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:
 - (i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house;
 - (ii) OR The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house (Figure 9).
- ☐ However, policy 5.13 allows exceptions “where there is little chance of a serious terracing effect occurring, for example where dwellings are angled away from each other or the dwelling is on a corner plot.”
- ☐ Regarding potential terracing effect, the first floor extension falls within 1m of the side boundary with 24 Mossway (0.84m), and the first floor extension is only setback 0.5m from the main front wall. However, as 24 Mossway is a bungalow, the potential for a terracing effect is mitigated, thus allowing section 5.13 to be appropriately applied.
- ☐ Considering 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 5.5 requires that single-storey extensions “are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers”.
- ☐ The massing and scale of the extension is not overbearing in its relationship with 24 Mossway. In addition, as the roof line of the extension falls below that of the host property, the impact on light to 24 Mossway would be minimal. Furthermore, regarding alterations to the fenestration, the impact on amenity

would be negligible as they create no more detriment to privacy than the existing windows.

- 2 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

- 2 Despite not offering the maximum standard of 2 parking spaces, the proposed first-floor extension would make no difference to the existing off-road parking.

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:

EXISTING/PROPOSED SITE AND LOCATION PLAN: A100
EXISTING AND PROPOSED 3D IMAGERY REV2: A104/2
EXISTING AND PROPOSED ELEVATIONS REV2: A103/2
PROPOSED FLOOR AND ROOF PLANS REV2: A102/2

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 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	09/03/2023	Signed: Hamish Rigg
Authorisation	16/03/2023	Signed: Ryan Killeen

Report Author Hamish Rigg