

Application Number:	22/01297/HOUS
Location:	19 Lulworth Road Middleton Rochdale M24 2QH
Proposal:	Single storey rear and side extension following demolition of detached garage
Applicant:	Miss Abbie Rayner
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

- ② The application relates to no.19 Lulworth Road in Middleton. The dwelling sits in the middle of a row of semi-detached dwellings linked by adjoined garages.
- ② Lulworth Road slopes downwards from north to south so the application dwelling is significantly lower than its adjacent neighbour at no.21 Lulworth Road.
- ② No.17 Lulworth Road has been extended to the side and rear by means of an attached garage and rear conservatory.
- ② No.21 Lulworth Road is adjacent to the south of the application dwelling and includes a single storey rear extension and detached rear garage which abuts the shared boundary.
- ② No.14 Lulworth Road directly faces the application dwelling to the front at a distance of 21m.
- ② The modest rear garden of the application property slopes down to the rear, where the rear boundary adjoins Boarshaw Clough.
- ② There are no facing properties to the rear.

Description of Proposal

Permission is sought for a single storey side and rear extension following the demolition of the existing detached garage. The extension would project 2.27m from

the existing side elevation and 2.77m from the rear elevation. The extension would have a maximum height of 3.47m and a height to eaves of 2.87m. Materials for the construction of the extension would be brickwork and roof tiles to match the existing, with white uPVC windows.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to the neighbouring properties, no representations were received relating 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

None applicable.

Assessment

Design: DM1 and P3

- ❑ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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 in general.”*
- ❑ The application site is a two storey semi-detached property situated in a residential area in Middleton. The immediate street scene is characterised by a consistent architectural design, materiality, massing and scale. The properties located within the immediate street scene are two storey in height and feature a gable roof design. It is also noted that the dwellings are built in either red or brown brick with a bay feature to the front.
- ❑ The application relates to a single storey side and rear extension. The proposed development would be constructed in a material palette in keeping with the host property and sympathetic to the wider street scene. The proposed enlargements would also incorporate a lean-to roof coherent with the current roof form. The extension would not appear overbearing or out of character with the surrounding area. Therefore, it is considered that the proposed development would respect the visual amenity of the host dwelling and locality.
- ❑ Paragraph 3.12 of the SPD states *“residential properties should include space for bins to be stored out of public view to avoid dominating residential streets.”* The proposed extension would restrict access between the front and rear curtilage including the space currently used for bin storage. However, given that the garage would not be capable of accommodating a parked vehicle due to its small size, it would be able to serve as a storage area for bins out of view of the street in accordance with the SPD.

Summary

- ❑ In view 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

Overshadowing and Overbearing Impact and Privacy

- ❑ DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ Paragraph 5.6 of the SPD states *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”* The proposed rear enlargement would surpass the rear elevation of nos. 17 and 21 Lulworth Road by 2.77m and would accord with the SPD guidance.

- ☐ The proposed single storey side and rear extension would contain a garage door to the front, two windows and glass sliding doors to the rear and two rooflights on the rear roof slope. The application property faces no properties to the rear, therefore it is considered that the neighbouring amenity would not be harmed by this additional fenestration.

Occupier Amenity

- ☐ The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Summary

- ☐ In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would accord with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Whilst the proposed extension would remove the existing access between the front and rear curtilage, this space is not considered suitable for off-street parking given that it has a width of approximately 2.3m. The SPD requires all car parking spaces to be at least 2.4m in width.
- ☐ Therefore, the existing off-street space for one car would be retained and the parking arrangements at the site would not be affected.

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 Plans. Drg no. GRY-LD-00-ZZ-DR-A-0000. Rev. P04.
- Demolition Details. Drg no. GRY-LD-00-ZZ-DR-A-0003. Rev. P04.
- Proposed Plans. Drg no. GRY-LD-00-ZZ-DR-A-0003. Rev. P04.
- Proposed Details. Drg no. GRY-LD-00-ZZ-DR-A-0002. Rev. P07
- Structural Calculations. Drg no. GRY-LD-00-00-DR-S-0005. Rev. P01.

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 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	23/11/2022	Signed: BM
Authorisation	08/12/2022	Signed: RC

Report Author Bob Melling