

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01227/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 07.02.2025 **EXT OF TIME** 14.03.2025**Address:** 74 Broomfield Crescent Middleton M24 4FW

Proposal: First floor side extension together with garage conversion, single storey rear and front porch extensions including alterations to roof -from hipped to gable to facilitate loft conversion and alterations to fenestration.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION**GRANT** subject to conditions**CHECKED AND SIGNED OFF BY:** TH**DATE:** 13.03.2025

SITE

The site is located at 74 Broomfield Crescent, a two storey semi-detached dwelling in Middleton. The property faces west onto the highway. The dwelling benefits from an attached garage, off street parking, front and rear garden.

The site is located in a residential area within the Defined Urban Area.

PROPOSAL

The application seeks permission for a first-floor side extension together with garage conversion, single storey rear and front porch extensions including alterations to roof -from hipped to gable to facilitate loft conversion and alterations to fenestration.

The existing ground floor consists of a dining/lounge, kitchen, store room and garage. The proposed ground floor will consist of a kitchen, bedroom, cinema room, lounge, playroom, washroom and store room.

The existing first floor consists of three bedrooms and a bathroom. The proposed first floor will consist of two three bedrooms, one bedroom is converting to an office, and a bedroom is being created with an ensuite and built in wardrobe. The loft is proposed to be converted to a bedroom.

The application also seeks to enlarge the existing driveway and extend the dropped kerb.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding neighbours and no comments have been received.

ANALYSIS

Principle of Development

The proposed development is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The principle of development is considered acceptable within the Defined Urban Area and further matters will be considered below.

Design

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 129 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 134 states that development that is not well designed should be refused.

The proposed development consists of converting the garage into a cinema room and a first-floor side extension. The Guidelines and Standards for Residential Development set out first floor extensions should be set back a minimum of 2 metres from the front main wall of the house. The proposed development is set back 1 metre from the front main wall of the house, this does not comply with the SPD, however on balance this is considered acceptable. Due to the orientation of the dwelling, there is no risk of terracing.

The proposed development includes a single storey rear extension. The extension is set 0.45m away from the common rear boundary and projects 3.3m from the rear elevation. The rear projection then steps in 0.9 m and extends further, this will be a total of 4.2m from the rear elevation of the house. This complies with the standards set out in the SPD and is considered acceptable.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The proposed ridge is set lower than the existing ridge, the development is considered subservient to the host dwelling.

The proposed porch is considered acceptable in terms of its proportions and character.

The proposed finishing materials will match the existing dwelling, and the windows will match the existing in form and colour. This is considered acceptable

In view of the above, it is considered that the proposed development would be acceptable in design terms

Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

The SPD sets out space standards for residential development in paragraph 4.1. These are to reduce the loss of privacy and light for neighbouring dwellings. The proposed development complies with the space standards therefore will not have a negative impact on the privacy of surrounding neighbours.

The existing side elevation has two doors, one is proposed to be blocked up and the other is proposed to change into a window. As this is at ground floor level and doors where existing, this will not impact privacy.

The proposed development will leave sufficient garden space for occupiers, and all habitable rooms receive sufficient light and are considered to provide an acceptable standard of acceptable occupier amenity.

The proposal is considered acceptable in terms of residential amenity and does not accord with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed development will convert the existing garage into a room and extend the driveway by removing part of the garden. This is considered acceptable as there will be sufficient off street parking.

The development is considered acceptable and in accordance with policies T2 and DM1.

RECOMMENDATION

GRANT subject to 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 development shall be carried out in accordance with the following approved plans:

Location Plan

Proposed Site Block and Location Plans 917-07A

Proposed Ground Floor Plan 917-08D

Proposed First Floor Plan 917-09A

Proposed Elevations 917-12B

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

Procedure 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.

Informative

The proposed drop kerb hereby granted planning permission also requires a dropped kerb agreement with the Local Highways Authority prior to this element of the proposal being undertaken. The applicant should contact The Highways Authority prior to commencing works.

Report Author Aimee Bovaird