APPLICATION NUMBER: 22/00638/HOUS

Application Number:	22/00638/HOUS
Location:	15 Parkfield Drive Middleton Rochdale M24 4ED
Proposal:	Two-storey side extension, hip to gable roof conversion and single-storey rear extension following demolition of garage
Applicant:	Mr Danny Barber
Case Officer:	India Taylor
Recommendation:	**Grant**

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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N/A**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.15 Parkfield Drive, a two-storey semi-detached dwelling situated in the South Middleton ward of Rochdale. The dwelling faces north-east onto the highway adjoined to no.13 to the south-east and no.17 to the north-west. The rear boundary of curtilage borders no.19 Princess Drive. The property benefits from off-road parking.

Description of Proposal

The proposal is for a two-storey side extension and hip to gable roof conversion following demolition of garage and single-storey rear extension

The two-storey side extension projects from the existing side elevation by approximately 2.6m and measures a height of approx. 7.2m, height to eaves 5.2m. The extension is constructed in dark brick and roof tiles to match existing incorporating a gable roof design.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and one objection was received, raising the following points:

- will create the appearance of a row of terraced properties in a predominately area of semi detached and bungalows;
- impact on privacy and daylight into kitchen and bathroom.

Officer comment: see design and amenity section of report

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

The proposal has been amended so that the extension is set back by one metre, and the roof will be hipped to reflect the existing.

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 dwelling situated on a residential street in Middleton. The locality is relatively uniform and characterised by a cohesive architectural design, materiality and massing. It is noted that some dwellings in the vicinity contrast visually to that of the host dwelling and there are some inconsistencies within the wider street scene.

- The proposal relates to a two-storey side extension, single-storey rear extension and hip to gable roof conversion. The two-storey side extension is set down from the existing ridge line by approximately 0.3m and set back from the existing front elevation by approximately 1m. As such, the proposed side extension is considered to be less visible from street view and have some form of subservience to the original build.

- Paragraph 5.12 of the SPD states "To avoid the 'terracing effect', 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: The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house 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." The proposed side extension is flush, at ground and first floor level, with the existing front elevation and therefore does not accord with paragraph 5.12 of the SPD.

- The proposal has been amended so that the extension is set back by one metre, and the roof will be hipped to reflect the existing. This is considered sufficient to avoid any perception of terracing occurring and complies with the SPD guidance.

- The proposed development would be built in a material palette coherent with the original build and as such would respect the character of the wider street scene.

Summary

- 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

- Paragraph 4.1 of the SPD requires 21m between directly facing principal windows of habitable rooms at an upper floor level; 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage; and 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room

- The proposed windows on the rear elevation will face the gable end of no.19 Princess Drive at a distance of approximately 12.3m. However this is at an angle and in any event replicates the relationship with the existing rear windows. The first floor windows of the extension may allow for marginally increased overlooking of the garden of no.19 (at a distance of approximately 9.2m), but not to a sufficient degree to warrant a refusal of planning permission.

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 light of the above assessment, 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

- The proposed development would not impact the current provision of off road parking available at the host dwelling. Therefore the arrangements at the application site are considered acceptable 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. This permission relates to the following plans:-
   - Location Plan and Site Plans Drg No. A100 Rev. 4
   - Existing Plans Drg. No. A101 Rev.1
   - Proposed Plans Drg No. A102 Rev. 3
   - Existing elevations Drg No. A111 Rev.1
   - Proposed elevations Drg No. A114 Rev. 3
   - 3D Visuals Drg No. A103 Rev. 3

   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, the saved Rochdale Unitary Development Plan 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	05.08.2022	Signed: ITaylor
Authorisation	02.09.2022	Signed: ATruman

Report Author India Taylor