

Application Number:	24/01136/HOUS
Location:	20 Leighton Avenue, Middleton, M24 1PJ
Proposal:	Part two storey, part single storey side extension.
Applicant:	Mr Craig Herstell
Case Officer:	Bob Melling
DETERMINATION DATE 10.01.2025	EXT OF TIME 15.01.2025
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

The application relates to no. 20 Leighton Avenue, a two-storey, semi-detached dwelling located on a modern residential estate in East Middleton. The layout of the estate is essentially housing around the perimeter with housing on an 'island' in the middle. The application property is sited on the southeast corner of the island and is served by a private access road to the front. The application property is adjoined by no. 18 Leighton Avenue to the northeast, to which it is set perpendicular, is adjacent to nos. 10 and 12 Leighton Avenue to the northwest and faces nos. 47 to 51 Leighton Avenue to the south. The rear elevation of the application property abuts the shared boundary with no. 18 Leighton Avenue, meaning the main garden space is located to the side of the application property.

Description of Proposal

Permission is sought for a part two storey, part single storey side extension that would project 3m from the existing northwest-facing side elevation. It would be set flush with the existing front and rear walls, however it would include a 1.9m by 1.9m cutout at first floor level against the shared boundary with no. 18 Leighton Avenue.

This would result in a partial stepping down of the ridgeline by approximately 1m from the main ridgeline. The extension would be constructed in materials to match the host dwelling and the existing boundary treatment would be partially re-built to accommodate the proposed extension.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

N/A

Assessment

Design: DM1 and P3

Paragraph 135 of the NPPF requires new development to be “visually attractive as a result of good architecture, layout and appropriate and effective landscaping” in addition to ensuring that development is “sympathetic to local character.”

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “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, Section 5.1 of the SPD states development proposals should be “in keeping with the host property and generally should be subservient to it.”

While the proposed extension would not incorporate a setback from the existing principal elevation, after an initial projection of approximately 1.2m, the extension would be reduced in depth resulting in the ridgeline stepping down by approximately 1m and on balance this is considered to demonstrate a sufficient degree of subservience to the host dwelling. Additionally, given the layout of the site and the spatial relationship with the neighbours, the additional width, including that at a matching height, would not unduly unbalance the dwelling or appear incongruous within the street scene, which is characterised by a mixture of built forms.

The extension would be constructed in materials to match those used in the exterior of the host dwelling, including a matching soldier course above the ground floor fenestration. These would be acceptable.

The design of the proposal is therefore acceptable on balance and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under CS Policy DM1, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed extension would comply with the projection limits for both ground and first floor extensions set out in Sections 5.6 and 5.9 of the SPD, with the first floor extension reduced in depth adjacent to the boundary with no. 18 Leighton Avenue. On this basis, it is not considered that the proposed development would result in undue harm to the amenity of no. 18 Leighton Avenue through overshadowing, nor would there be any overlooking windows to adversely impact on privacy.

Section 4.1 of the SPD outlines a series of minimum separation distances that all new developments should comply with in order to avoid an undue loss of light, outlook and privacy for neighbouring residents. The proposed development would comply with these distances, measuring at least 16m to the directly facing rear elevations of nos. 10 and 12 Leighton Avenue.

While the proposed first floor window would measure only 9.18m to the shared boundary with no. 12 Leighton Avenue, it is noted that the proposed window would serve a landing, which is not a habitable room. Therefore, it is not considered that this window would result in a loss of privacy for the occupants of no. 12 Leighton Avenue.

The proposed first floor bedroom window to the front would replicate an existing relationship meaning there are no concerns regarding a potential loss of privacy for the facing dwellings across Leighton Avenue to the southwest.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD 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
- Existing Site Plan. Submitted on 20/12/2024
- Proposed Site Plan. Submitted on 20/12/2024
- Existing and Proposed Floor Plans, Elevations and Sections. Dwg no. 3475 – 01. Submitted on 23/12/2024

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint 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, policy JP-P1 of the Places for Everyone Joint Development Plan 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	24/12/2024	Signed: BM
Authorisation	15/01/2024	Signed: RC

Report Author Bob Melling