

Application Number:	23/01365/HOUS
Location:	110 Stanycliffe Lane, Middleton, M24 2QL
Proposal:	Single storey side garage following demolition of existing garage connected to neighbouring property.
Applicant:	Mr Lukas Taylor
Case Officer:	Bob Melling
DETERMINATION DATE 04.03.2024	EXT OF TIME
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. 110 Stanycliffe Lane, a two-storey, semi-detached dwelling located in Middleton. The subject property faces the highway to the southwest, is adjoined to no. 112 Stanycliffe Lane to the northwest and is adjacent to no. 108 Stanycliffe Lane to the southwest. St. John Fisher RC Primary School stands across Stanycliffe Lane to the west and Open Protected Land is located beyond the rear boundary to the east. The subject property is set back some 18m from the highway in a slightly elevated position and its plot is surrounded by dense mature vegetation. It benefits from copious off-street parking and an existing attached garage which adjoins the neighbouring attached garage.

Description of Proposal

Permission is sought for a single-storey side extension that would project 5.17m from the existing side elevation with a length of 6.83m. It would be characterised by a mono-pitched roof with a maximum height of 3.92m and materials for construction are proposed to match the host dwelling. The existing attached garage would be demolished to facilitate the proposed development.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering
No objections.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response 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

N/A

Assessment

Design: DM1 and P3

- 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.”

- ☐ The proposed side extension would be single-storey in height and would appear subservient. The use of a mono-pitched roof form would also be in keeping and raises no concern.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration is sized and positioned appropriately.
- ☐ 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 DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”
- ☐ The proposed side extension would replace an existing attached garage and would have a similar overall footprint.
- ☐ On this basis, it is not considered that the proposed extension would result in undue harm to the levels of amenity currently enjoyed by the occupants of no. 108 Stanycliffe Lane.
- ☐ All habitable rooms would receive sufficient natural light and a 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 would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, 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. The permission relates to the following plans:
 - Location Plan. Dated 15/12/2023
 - Existing Site And Block Plan. Drg no. 793-01
 - Existing Ground Floor Plan. Drg no. 793-02
 - Existing First Floor Plan. Drg no. 793-03
 - Existing Elevations. Drg no. 793-04
 - Proposed Site And Block Plan. Drg no. 793-05
 - Proposed Ground Floor Plan. Drg no. 793-06C
 - Proposed First Floor Plan. Drg no. 793-07C

- Proposed Elevations. Drg no. 793-08

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	13/02/2024	Signed: BM
Authorisation	28/02/2024	Signed: RC

Report Author Bob Melling