APPLICATION NUMBER: 20/01440/HOUS

Application Number:	20/01440/HOUS
Location:	132 Kirkway Middleton M24 1LN
Proposal:	First floor Side extension and dual hipped roof across host dwelling and side extension, including additional ground floor side elevation window
Applicant:	Mr Zaffar Iqbal
Case Officer:	Emily Sykes
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 refers to no.132 Kirkway, a two storey detached dwelling located in South Middleton. The property faces east on to the highway, adjacent to no.134 to the south and adjacent to no.130 to the north. The applicant dwelling is located on an architecturally similar street which consists of a mix of detached and semi-detached dwellings, with the rear boundary of curtilage bordering Alkrington Primary School. The dwelling currently benefits from a two storey side extension, single storey rear extension, a sufficiently sized rear garden and off-road parking to the front of the property.

Description of Proposal

The application proposes a first floor side extension which extends the existing first floor side extension to sit flush with the rear wall of the host dwelling. The proposed first floor side extension is 2.4m long and 2.9m in width. It will feature a window on the rear elevation which is in keeping with the fenestration on the host dwelling. The proposed development features the construction of a dual hipped roof which will sit on the host dwelling and two storey side extension. The application proposes a development which will be constructed with matching materials to the host dwelling.

The proposed development also features the addition of a ground floor window on the south side elevation which will lead to a utility room.

Relevant History

91/D26651 – Single and Two Storey Rear Extension to Dwellinghouse.

Granted Subject to Conditions

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed for wider publicity. No representations were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, meaning it will appear in keeping with the design language of the host property. The proposed fenestration is considered to be appropriately within its size, position and design, as the windows are modestly designed and in keeping with that found on the host dwelling.

The existing two storey side extension sits flush with the main principal wall of the host dwelling and therefore is not presently subservient to the host dwelling. However, the existing flat roof on the side extension makes the existing extension appear subservient. It is considered that the addition of the proposed dual hipped roof will result in the extension appearing less subservient to the host dwelling. However, on balance, in this instance this is not considered to be unacceptable as the proposed roof design is considered to be an improvement to the existing flat roof on the side storey extension.

Furthermore, whilst the two storey side extension is not set back from the front main wall of the host dwelling, the proposed development is not considered to be unacceptable in terms of the 'terracing effect' in this instance. This is because this is the existing design of the dwelling and the proposed development will not create further harm.

The alteration of the roof design, which will incorporate a dual hip, is considered to be a deviation from the existing character of the house. However, whilst there is somewhat of a uniformity within the streetscene in terms of character, it is not considered in this instance that the proposal will have a significant negative effect on the vicinity. The dual hip roof is in fact considered to be an improvement to the existing flat roof extension of which currently exists on the property.

Access between the front and rear of the dwelling is retained, meaning it is possible for bins to be stored to the rear of the property away from public viewpoint.

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 Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

The SPD outlines the standards for new developments, including the space standards which must be adhered to in Paragraph 4.1 of the SPD. The proposed development adheres to the standards outlined here. The proposed addition of the ground floor side elevation window sits within close proximity to the neighbouring property at no.134 Kirkway and is set approximately 0.75m from the common

boundary. This however is not considered to be unacceptable as the proposed window leads to a utility room which is not considered to be a habitable room.

The proposed first floor side extension does not extend past the rear wall of the neighbouring dwellings and sits flush with the rear wall of the host dwelling. The proposed enlargement will therefore not unduly harm the amenity of the neighbouring occupiers and will not have an overbearing or overshadowing impact on the rear of their property or rear garden.

The proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

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. This permission relates to the following list of submitted plans, drawings and documents:

   - Site Plan/Location Plan
   - Existing Plans and Elevations - (2039/ZI/02) Rev. A
   - Proposed Plans, Elevations and Section - (2039/ZI/02)

   and the development shall be carried out in complete 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 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.

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	18/01/2021	Signed: ES
Authorisation	19/01/2021	Signed: KN

Report Author Emily Sykes