Application Number:	**19/00062/HOUS**
Location:	67 Mossway Middleton M24 1WS
Proposal:	Erection of a single storey rear extension incorporating existing rear extension
Applicant:	Mr A Bell
Case Officer:	Osian Perks
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?	**N**

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

Location

This application relates to a semi-detached domestic property built in red brick. To the rear is a projecting single storey outrigger and to the side is a two storey flat roofed extension.

Description of Proposal

This application seeks permission for the erection of a single storey rear extension. It would be built in red brick and incorporate the existing singe storey outrigger.

It would have a depth of 3.2 metres (equal to that of the existing outrigger) and would cover the full width of the rear elevation of the host dwelling. It would be built with a mono-pitched roof.

Relevant History

n/a

Township/Member comments

n/a

Representations

No written representations have been 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

The proposed extension would be of a significantly smaller size than the host dwelling and would be built with a mono-pitched roof. It is considered that by virtue its size, siting and design, it would appear clearly subservient to and in keeping with the character of the host dwelling. As such, it would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the *Guidelines & Standards for Residential Development* Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'*The following maximum standard will apply for single storey extensions:*

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

Paragraph 5.7 goes on to state:

'*The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension*

if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary. This is illustrated in figures 5 and 6'.

The proposal would accord with the above guidance in relation to No.69. By virtue of its size, siting and design, it is considered that it would not result in a significant loss of light too, or have a significant oppressive impact upon the occupants of this property.

The proposal is set away from the common boundary with No.65 by 150mm and would therefore exceed the SPD guidelines by 50mm. No.65 has an existing single storey rear extension. There may be a limited tunnelling effect upon the rear facing windows of No.65 created by the existing rear extension to No.65 and the proposed rear extension to No.67. However, given the exceedance of the guideline is minimal by virtue of the extension's size and the distance of separation between the two extensions of 5.5m, it is considered that the projection of the extension and the tunnelling effect created by the erection of the single storey extension would not result in a significant loss of light or have a significant oppressive impact on the existing or future occupants of No.65.

In light of the above, it is considered that the proposal would not have a harmful impact on the amenity of the occupants of adjoining properties in accordance with Policies DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

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:

   - AS PROPOSED Ground Floor and Elevations
   - AS EXISTING Ground Floor and Elevations
   - Block Plan and Location Plan

   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 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	11/03/2019	Signed: OP
Authorisation	12/03/2019	Signed: DR

Report Author Osian Perks