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|----------------------------|---------------------------------------|
| <b>Application Number:</b> | 23/00270/HOUS                         |
| <b>Location:</b>           | 18 Compton Way, Middleton, M24 2BG    |
| <b>Proposal:</b>           | Single storey rear and side extension |
| <b>Applicant:</b>          | PAUL CURLEY                           |
| <b>Case Officer:</b>       | Bob Melling                           |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>    |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b>   |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

### **Location**

The application refers to no. 18 Compton Way, a two storey, semi-detached dwelling located in a residential area of East Middleton. The subject property faces northeast on to the highway, adjoins no. 20 Compton Way to the southeast and is adjacent to no. 16 to the northwest. To the front, the house is set back some 6.5m from the highway, where the ground level slopes down in a southwesterly direction. To the rear is an area designated as a Greenspace Corridor on the Rochdale Unitary Development Plan Proposals Map, which runs between the southern bank of Wince Brook up to the built-up edge of Alkrington Garden Village.

### **Description of Proposal**

Permission is sought for a single storey rear and side extension that would a project a maximum of 3.5m beyond the existing rear elevation and 2.6m beyond the existing side elevation. The proposed development would have a pitched roof with a maximum height of approximately 3.4m and a height to eaves of approximately 2.5m. Fenestration for the development is proposed as a set of 3.8m wide bi-fold doors and a single window to the rear elevation and a single window to the side elevation.

Access between the front and rear curtilage is retained and the proposed development is constructed in materials to match existing.

### **Relevant History**

N/A

### **Township/Member comments**

N/A

### **Consultee responses**

N/A

### **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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | Schedule of Parking Standards       |

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

### **Amendments**

Following concerns raised by the Officer in respect of the effect of the development on the residential amenity of the attached property, amended plans were submitted to chamfer the edge of the extension.

### **Assessment**

**Design:** DM1 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraph 130 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are

visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed extension would be appropriately sited, with a proportionate scale, pitched roof design and matching materials. It is acknowledged that properties along Compton Way have constructed rear and side extensions of various scales. Given the location of a detached garage to the side of the application property, it is noted that the proposed extension would be well screened from the public highway.

Whilst the chamfered edge to the proposed rear wall is not considered to be good design, this aspect is situated at the rear of the dwelling. Given that this would not be visible from the street scene, it is not considered to result in undue harm to the character of the host dwelling or locality.

Paragraph 3.12 of the SPD states *“residential properties should include space for bins to be stored out of public view to avoid dominating residential streets.”* The proposed extension would retain access between the front and rear curtilage, enabling the storage of bins out of view of the street and in accordance with the SPD.

In light of the above assessment, it is considered that the proposed extension would accord with Policies P3 and DM1 of the Rochdale Core Strategy, the SPD and the relevant provisions of the revised NPPF.

**Amenity: DM1 and SPD**

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards that all developments should adhere to:

- (i) *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
- (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
- (iii) *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*

The subject property does not face any residential development to the rear. However, the proposed window to the side elevation would directly face the side elevation of no. 16 Compton Way at a distance of 4.86m. In order to protect the residential amenity of the neighbouring occupiers, a condition has been applied to this window which requires that the window is obscurely glazed and that the obscured glazing is retained in perpetuity.

Paragraph 5.6 of the SPD provides the following maximum standard 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).”*

Paragraph 5.7 states, *“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.”*

The proposed single storey extension would project a maximum of 3.5m from the rear elevation of the adjoining dwelling. However, the extension tapers 45 degrees inwards at a point 3m along the common boundary in order to comply with the SPD guidance. It is not considered, therefore, that the extension would result in an undue overbearing or overshadowing impact on the neighbouring dwellings.

The plans confirm the provision of adequate 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.

In light of the above assessment, the extension 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
  - Existing Details. Drg no. 23.3109.2D
  - Proposed Details. Drg no. 23.3109.2D
  - Existing & Proposed Block Plans. Drg no. 22.3109.3B

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order

following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the ground floor on the side elevation facing northwest shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 25/04/2023  | Signed: BM     |
| <b>Authorisation</b>    | 18/05/2023  | Signed: RC     |

Report Author Bob Melling