

Application Number:	23/00025/HOUS
Location:	184 Manchester New Road Middleton M24 4DE
Proposal:	Two single-storey side extensions, alteration to existing side and rear fenestration following demolition of existing attached garage
Applicant:	Ms Helen Ulmer
Case Officer:	Hamish Rigg
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	NO

Location

The application relates to 184 Manchester New Road – a two storey, semi-detached property. The house sits on the corner of West Crescent and Manchester New Road (A road). The front of the dwelling faces south-east, overlooking Manchester New Road, and facing 185 Manchester New Road and 1 East Crescent. The adjoining property to the south-west is 2a West Crescent, and the adjacent property to the north-east side elevation is 182 Manchester New Road. As the property is on a corner plot, the rear boundary consists only of where the side boundaries of the curtilage meet to form a point. The minimal rear boundary overlooks the edge of Alkrington Woodland nature reserve – a designated greenspace corridor of ecological significance. However, the land which borders the rear boundary does not fall into the greenspace corridor.

The neighboring properties are similar 1930s semi-detached properties characterised by bay windows to the front and hipped roofs.

Description of Proposal

- ☐ The proposal seeks two single-storey side extensions, alteration to the existing side and rear fenestration following demolition of the existing attached garage.

☐ Side extension 1:

A single storey extension to fill the gap on the east corner of the property. The height to eaves would measure approx. 2.9m, and the maximum roof height approx. 4m. The width of the extension from the inset side elevation measures approx. 1.1m. The depth of the extension would measure approx. 1.7m from the wider section of the front elevation.

☐ Side extension 2:

A single storey, flat roofed extension to replace the existing garage on the north-east side of the property. The maximum height would measure approx. 3.2m. The width of the extension from the side elevation would measure approx. 3.6m, and the length measures 4.5m. However because it is angled, the length from the front elevation to the rear elevation of the extension measure approx. 4.3m.

Side extension 2 would feature 3 windows and a parapet roof on the front elevation measuring 0.4m in depth and 1.8m in width. The height to eaves of the bay window would be 2.8m and the maximum height approx. 3m.

Side extension 2 features a bespoke hipped roof lantern measuring 0.6m in height, 2.6m in length, and 1.3m in width.

Relevant History

None

Township/Member comments

N/A

Consultee responses

None

Representations

Letters of notification were sent to all surrounding properties. No responses were received.

Policy

National

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

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

Adopted Rochdale Core Strategy (CS) 2016:

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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

Amendments were secured to alter the roof form of the larger side extension to include a flat roof with parapet with brick detailing in order to better respect the character and appearance of the host dwelling.

Assessment

Design: DM1 and P3

- ② Paragraph 130 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 they are “*sympathetic to local character.*”
- ② Policy DM1 and P3 of the adopted Rochdale Core Strategy requires 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*”.
- ② The proposed extensions would use a material palette which is consistent with both the host property and the wider street scene, thus satisfying policy DM1 and P3.
- ② The scale, form and positioning of the design ensures that the proposal is subservient to the host dwelling and is not overbearing from the highway. Furthermore it maintains the symmetry that the host dwelling has with the adjoining semi-detached property.
- ② Regarding visual appearance the placement and proportions of the fenestration is in keeping with the host property. The only concern regarding design is the bespoke roof lantern which could distract from the architectural design of the host dwelling. However, as the extension is set back from the front elevation of the host property, and from the highway, the roof lantern should not appear overly prominent.

- ② 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

- ② 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*”.
- ② As the property is angled away from 182 Manchester New Road, the proposal will not affect the amenity of the neighboring property. There is considerable space between the new extension and the host property of 182 Manchester New Road. Furthermore, as the larger extension is replacing an existing garage there should be no significant changes to the current relationship between the adjacent properties. In fact, side extension 2 will be set back further from the road than the original garage.
- ② 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.

Highways and Parking: DM1 and T2, Appendix 5

- ② Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to “*provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location*”.
- ② The extension would have no impact on parking as the property would retain the maximum standard of 2 parking spaces.
- ② The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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:

Existing Site Plan: DJS/HG001/9
Existing Floor Plans and Elevations: DJS/HG001/1
Proposed Floor Plans and Elevations: DJS/HG001/6B
Proposed Section X-X Scheme E: DJ/HG001/7
Proposed Site Plan: DJS/HG001/8
Location Plan: TQRQM23011120359113

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 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 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.

	Date	Officer
Report Completed	17/02/2023	Signed: Hamish Rigg
Authorisation	16/03/2023	Signed: Ryan Killeen

Report Author Hamish Rigg