

Application Number:	23/00276/HOUS
Location:	2 Rectory Street, Middleton, M24 5TN
Proposal:	Two storey side extension following demolition of existing single storey side including alterations to front boundary treatments to allow the formation of additional parking spaces
Applicant:	Mr. & Mrs. S. Lucas
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	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

This application refers to no. 2 Rectory Street, a semi-detached property located in a residential area in Middleton. The subject property is located on a spacious corner plot at the southern end of Rectory Street. The property has an existing single-storey side extension and front porch.

Description of Proposal

Permission is sought for a two-storey side extension that projects approximately 3.3m from the side elevation of the existing dwelling. At the ground floor level the extension is set flush with the front elevation of the host dwelling and at the first floor level it is set back approximately 0.5m.

The extension has a gable roof that is set down approximately 0.15m from the main ridgeline. The extension roof on the part single-storey side extension has a roof adjoining the roof on the existing porch.

The proposed materials are clay brick, concrete tiles and white uPVC windows to match the existing dwelling.

Relevant History

14/01157/HOUS

Two storey side extension

Decision: Granted subject to conditions

21/01461/HOUS

Two-storey side extension

Decision: Refusal

APP/P4225/D/21/3288358

Appeal to the Planning Inspectorate for
Planning Ref. 21/01461/HOUS

Appeal Dismissed

22/00192/HOUS

Two-storey side extension (resub of
21/01461/HOUS)

Decision: Refusal

Reason for refusal:

Due to its size, scale and design, the proposed two-storey side extension would appear as a disproportionate and incongruous addition to the host dwelling, to the detriment of the character of the host dwelling and the existing street scene. Therefore, the proposed development would be contrary to visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy and relevant paragraphs in the National Planning Policy Framework.

APP/P4225/D/22/3301939

Appeal to the Planning Inspectorate for
Planning Ref. 22/00192/HOUS

Appeal Dismissed

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposals for the extended property include two off street parking spaces in line with Council parking policies.

The vehicular access to the dwelling would seem to be long established and the application form indicates that access to the driveway is within the applicants ownership.

We would not expect that the proposed development would have any impact on road safety.

There would appear to be no issues arising from the servicing of the development.

Highways raise no objection to this application and request no specific planning conditions.

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 (CS) 2016 require new development to demonstrate high quality design. Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 outlines that all new development must “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.”

Furthermore, Paragraph 5.1 of the ‘Guidelines and Standards for Residential Development SPD’ states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The subject property is located on a spacious corner plot at the southern end of Rectory Street. Notwithstanding that the subject property and the adjoining semidetached dwelling are of a different style and age to the majority of properties on Rectory Street, there is a symmetry and cohesive character of development in this location. In this respect there is a balanced form and regular rhythm of development to the street.

Under the previous application, the submitted plans indicated that the side extension would have a projection from the side elevation of some 4.8m. The Council stated that this would be unacceptable as it would result in an excessive width that is similar to the host dwelling. Similarly, the Inspector concluded that the extension would

constitute a substantial addition that would detract from the appearance of balance and symmetry with the attached dwelling and would disrupt the pattern of regular development to the detriment of the host property and the street scene.

Under the current application the development has been reduced in scale and the proposed projection from the existing side elevation of 3.3m, a reduction of approximately 1.5m, would appear proportionate to the host dwelling and would not unduly detract from the appearance of balance and symmetry with the attached dwelling. Additionally, the extensions set back from the front elevation and slightly reduced ridge height, compared to the host property, would further ensure that the property remains well balanced and that the extension does not appear overly prominent on the against the host dwelling. Therefore, the reduction in width proposed is considered acceptable this overcomes the previous reason for refusal.

The proposed materials are similar to those evident on the existing dwelling and are considered to be in keeping.

Due to the size of the curtilage of the dwelling, access between the front and rear garden is retained. This means the bins would be stored out of public view to the rear of the dwelling to avoid then dominating residential streets and is in accordance with section 3.12 of the SPD.

In light of the above, the design of the proposal is therefore acceptable and in accordance 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 (CS) 2016 and Guidelines and Standards for Residential Development (guidance) state that new developments should not have a harmful impact on residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, the guidelines state that although it is expected that most new developments will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm.

Under the previous application, the Council raised no objections to the proposal with regard to the amenity of the occupiers of neighbouring properties. Based on the information provided, the Council would be satisfied that the proposed development would not unduly harm the amenity of the occupants of neighbouring properties through adverse overlooking or any undue reduction in amenity.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

Therefore the proposal would not unduly impact on the amenity of the occupants of the application property or any neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The submitted plans indicate the provision of two off-street parking spaces. 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 Plans and Elevations. Drg no. LE01
 - Proposed Plans and Elevations. Drg no. LE02And 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	17/04/2023	Signed: BM
Authorisation	26/06/2023	Signed: RC

Report Author Bob Melling