

APPLICATION NUMBER: 24/00523/HOUS

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Location:	17 Rochdale Road, Middleton, M24 6DW
Proposal:	Single storey rear extension
Applicant:	Dr M. Chaudhary
Case Officer:	Bob Melling
DETERMINATION DATE - 06.08.2024	EXT OF TIME 12.08.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy**National**

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)
JP-P1 Sustainable Places
JP-P2 Heritage

Local**Saved Rochdale Unitary Development Plan (UDP) 2006:**

G/D/1 Defined Urban Area
BE/17 New Development Affecting Conservation Areas

Adopted Rochdale Core Strategy (CS) 2016:

P2 Protecting and enhancing character, landscape and heritage
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 sought to reduce the scale of the extension in order to ensure that the entire development is within the curtilage of the application property. Further amendments were sought to improve the level of natural light to all habitable rooms.

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Impact on Designated and Non-Designated Heritage Assets

Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Paragraph 203 of the NPPF states “the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

Paragraph 208 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The application property is located in the Middleton Town Centre Conservation Area and is identified as a Non-Designated Heritage Asset (NDHA). Therefore, consultation has been carried out with the Council's Conservation Officer.

The Officer raised no objections to the proposals subject to the use of materials to match existing.

Therefore, the proposal would accord with policy P2 of the adopted Rochdale Core Strategy and the relevant policies contained within PfE and the NPPF.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

Whilst the proposed extension would exceed the projection limits for single-storey rear extensions set out in the SPD, it should be noted that the extension is an infill extension set against the backdrop of the existing two-storey outrigger. Moreover, it is important to note that there is a noticeable level change between the application property and no. 19 Rochdale Road, with the application property sited on lower ground, and there is an existing approx. 2m boundary wall between the properties. Based on these site specific facts and circumstances, it is not considered that the proposal would result in undue harm to the amenity of no. 19 Rochdale Road.

The proposal is therefore acceptable on balance in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE 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 plans:

- Location Plan. Dated 03/06/2024
- Proposed Rear Single Storey Extension. Dwg no. 2492-1. Rev A. Received on 31/07/2024
- Existing & Proposed Site Plans. Dwg no. 2492-2. Rev A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with details provided within the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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	06/08/2024	Signed: BM
Authorisation	12/08/2024	Signed: RC

Report Author Bob Melling