APPLICATION NUMBER: 22/00749/HOUS

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Location:	66 Armitage Close Middleton M24 4PA
Proposal:	Single-storey side extension
Applicant:	Ms Wan
Case Officer:	James Bridgman
Recommendation:	**Grant subject to conditions**

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/A**

Location

This application refers to no.66 Armitage Close, a two storey semi-detached property located in a residential area in Middleton.

Description of Proposal

Permission is sought for a single storey side extension that has a width of 2.28m. The extension has a lean-to roof with two roof lights and will be constructed in a red brick and roof tiles to match the existing dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations were received.

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

Amendments were secured to include an opening on the front elevation of the proposed side extension.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states 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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

The scale of the side extension is acceptable with an appropriately placed lean-to roof. The extension will be constructed in similar materials to the existing dwelling and is therefore considered to be in keeping.

Amendments were requested to include an opening on the front elevation of the side extension due to concerns with the visual appearance of a blank brick wall. Amendments were secured to include a window in the front elevation.

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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

The extension would not project any further than the rear elevation of the neighbouring property. As such, the proposal would have no impact on neighbouring occupier's amenity.

The adjacent neighbour has a first floor window on the side elevation to a bathroom. Given this window is obscurely glazed, there is no overlooking into the proposed roof lights on the extension.

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.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5.

The host dwelling still retains the provision of two on-site car parking spaces. The proposed parking arrangements are therefore acceptable and 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:
- Location Plan: 1046-02-01-01
- Existing and Proposed Site Plans: 1046-02-02-01
- Existing and Proposed Floor Plans: 1046-02-03-01 received 19.07.2022
- Existing Front and Rear Elevations: 1046-02-04-01
- Existing Side Elevation: 1046-02-04-02 Rev A
- Proposed Front and Rear Elevations: 1046-02-04-03 received 19.07.2022
- Proposed Side Elevations: 1046-02-04-04 Rev A

   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

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	28/06/2022	Signed: JB
Authorisation	19/07/2022	Signed: AT

Report Author James Bridgman