

Application Number:	23/00426/HOUS
Location:	42 Cheltenham Road, Middleton, M24 1HG
Proposal:	Single storey rear extension, rear dormer and alterations to fenestration on side elevation
Applicant:	Mr John Ashton
Case Officer:	Bob Melling
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

The application relates to no. 42 Cheltenham Road, a single storey semi-detached dwelling in Middleton. The property is orientated northeast towards the highway. The property is adjoined to no. 44 Cheltenham Road to the southwest and is adjacent to no. 40 to the northwest. Beyond the rear boundary of the property is undesignated open space owned by the Authority, beyond which is Kirkway/Mainway, Alkrington District Centre. Cheltenham Road is made up of predominantly bungalows and dormer bungalows.

Description of Proposal

Permission is sought for a single storey rear extension and the addition of a dormer to the rear elevation roof. Proposed alterations to the side elevation include the removal of the existing kitchen window and insertion of a hall window, utility window and landing window.

Relevant History

91/D27503 Front Porch And Rear Dormer Extensions To Dwelling
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposed extensions to this dwelling do not seem to have any undue impact on current parking arrangements and the existing garage seems to be unaffected.

The servicing arrangements for the dwelling would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

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

Representations

Letters of representation were sent out to neighbouring properties. No letters of representation 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

Following concerns raised by the Council in respect of the scale of the proposed rear dormer, amended plans were submitted reducing the depth of the dormer by 0.75 metres and indicating that the proposed upper floor window on the side elevation would be obscurely glazed with fixed lights.

Assessment

Design: DM1 and P3

Rochdale's SPD contains the following standards and guidance in relation to dormers:

Dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important that they are carefully designed and sited. Dormers to the front elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.

The following principles will apply to dormer extensions:

- (i) They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the dwelling;*
- (ii) They should be set back from the eaves line;*
- (iii) They should be set in from the party/side walls of the house;*
- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
- (v) Dormers which wrap around the side ridges of a hipped roof are not acceptable;*
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
- (vii) The materials used in the construction of dormers should match those of the existing roof; and*
- (viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.*

The proposed rear dormer is generally modest in size, being sited below the ridgeline and set back from the eaves of the property. Furthermore, the dormer is set in from the party/side walls of the house. It is noted that the materials are to match existing, which is acceptable. It is noted that the fenestration is acceptable and space standards are not applicable due to the large rear garden the property has and there being no directly facing principal windows beyond the rear boundary.

The single storey rear extension is a subservient addition and, although the extension's roof ties into the dormer, it is not considered that this results in an unacceptable appearance, with a monopitched roof being unacceptable due to the size of the extension necessitating a very shallow roof slope. It is further noted that the dormer extension to the rear elevation is not visible from the street scene.

Proposed alterations to the side elevation include the removal of the existing kitchen window and insertion of a hall window, utility window and landing window. These proposals are acceptable and are not considered to result in undue harm to the character of the host dwelling.

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

Rochdale's SPD contains the following guidelines and standards in relation to single storey rear extensions:

It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.

The following maximum standard will apply 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)*

The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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 rear extension has a total projection of 3.18 metres. Given the gap between the proposed extension and side boundaries, the extension would comply with the above guidance and is not considered to result in an undue loss of light or outlook to the neighbouring properties.

It is not considered that the placement of fenestration to the rear extension, nor the roof lights to the extension's roof would lead to any undue overlooking or loss of privacy to or from neighbouring properties.

The proposed replacement of the existing kitchen window on the side elevation with a single window to serve the hallway and addition of a single window to serve the utility room are not considered to result in any undue harm to the amenity of the adjacent occupiers beyond that which is existing given presence of existing windows at a ground floor level.

The addition of an upper floor window to serve the landing would potentially allow for undue overlooking into the neighbouring ground floor windows given the spatial relationship between the opposing side elevations and the size of the proposed landing window. To mitigate this impact, the proposals indicate that this window would be fitted with obscure glazing and non-opening lights. Therefore, it is considered prudent to add a condition requiring the obscure glazing and fixed lights to be retained in perpetuity.

The property benefits from a large rear garden and ample outdoor amenity space is maintained for current and future occupiers of the property. All habitable rooms would receive adequate natural light and outlook.

The proposals are not expected to have any undue impact in terms of overbearing impact, overlooking, loss of light or loss of privacy to any other neighbouring properties.

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

The Highways Authority was consulted on the application due to the proposed increase in bedrooms.

The existing provision of two off-street parking spaces would be retained and would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

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. Drg no. CM329 EX 01
 - Existing Elevations. Drg no. CM329 EX 02
 - Proposed Plans. Drg no. CM329 PL 01a
 - Proposed Elevations. Drg no. CM329 PL 02a
 - Site and Location Plans. Drg no. CM329 PL 03
 - Site, Location and Block Plans. Drg no. CM329 PL 06

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 / building hereby permitted the window in the northwest facing side elevation on the first floor shall be fitted with 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.

	Date	Officer
Report Completed	22/06/2023	Signed: BM
Authorisation	26/06/2023	Signed: RC

Report Author Bob Melling