

APPLICATION NUMBER: 24/00732/HOUS

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Location:	8 Wrigley Fold, Middleton, M24 5XA
Proposal:	Two storey front extension
Applicant:	Mr Ion Chiciorman
Case Officer:	Bob Melling
DETERMINATION DATE 20.09.2024	EXT OF TIME
RECOMMENDATION:	Refuse

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. 8 Wrigley Fold, a two-storey, detached dwelling in Middleton which is situated towards the end of the cul-de-sac. The application dwelling is adjacent to no.6 Wrigley Fold to the south and no. 10 Wrigley Fold to the north. The front elevation of the dwelling faces nos. 23 and 25 Wrigley Fold and the rear boundary of the curtilage backs onto Knight Crescent.

Description of Proposal

Permission is sought for a two-storey front extension that would span the width of the existing front elevation. It would be characterised by a dual-pitched, gable-style roof and the ridgeline would run perpendicular to the main ridgeline. It would be constructed in materials to match existing, including the use of mock Tudor boards.

Relevant History

24/00391/HOUS Erection of single-storey front extension, two-storey side extension, part two-storey/part single-storey rear extension including Juliet balconies, gable feature to existing rear elevation and alterations to fenestration on existing rear elevation - **Grant subject to conditions**

Township/Member comments

N/A

Consultee responses

N/A

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) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional**Places for Everyone Joint Development Plan (PfE)**

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Paragraph 135 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 that development is “sympathetic to local character.” Paragraph 139 of the NPPF states, “development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

PfE Policy JP-P1 requires new development to be distinctive with a clear identity that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

CS Policies DM1 and P3 require 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.”

The host dwelling lies within a relatively uniform estate, where dwellings share a strong building style and materiality. Dating to the 1990’s, dwellings are generally two-storey in height and of regular built forms with gable roofs, bay windows, canopy roofs and mock Tudor boards. The street scene is principally open plan, containing areas of soft landscaping while the properties each have open frontages. In this respect, there is a symmetry and cohesive character of development in this location.

The host dwelling and its immediate neighbours are of a similar architectural style, with small gable features to the main facade clad in mock Tudor boards. Moreover, the building line is appropriately staggered in order that each property is set back a sufficient distance from the highway. This creates a soft edge to the highway and contributes to the open plan character of the street scene.

While several dwellings across Wrigley Fold have larger gable features, these are original and, at most, extend across two thirds of the main facade. The proposed two-storey front extension would extend the full width of the application property and is considered to stand at odds with the surrounding street scene, particularly nos. 6 and 10 Wrigley Fold. It would unbalance the sense of symmetry to the building line and, whilst it would take cues from the original design of the host dwelling, it would not have due regard for the design, siting, size and scale of neighbouring properties.

Lastly, it would bring the frontage of the host property closer to the highway, at two storey level, resulting in a harmful reduction in separation between the front elevation and the highway.

As such the proposal would fail to meet the requirements for high quality design contained within PfE Policy JP-P1 and CS Policies DM1 and P3. It would also be contrary to guidance contained within the SPD and the aspirations for high quality design as advanced in the NPPF.

Amenity: DM1 and SPD

The host dwelling would retain a 22m separation distance to the directly facing dwelling across Wrigley Fold (no. 23).

The proposed extension would not extend beyond the front elevation of no. 6 Wrigley Fold and would be sited a suitable distance from no. 10 Wrigley Fold.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample private garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with CS Policy DM1, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of its size, scale and design, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extension would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan. Dated 25/07/2024
- Existing Plans. Dwg no. MS15510
- Existing Elevations and Block Plan. Dwg no. MS15511
- Proposed Plans. Dwg no. MS15512
- Proposed Elevations, CGI and Block Plan. Dwg no. MS15513

	Date	Officer
Report Completed	10/09/2024	Signed: BM
Authorisation	19/09/2024	Signed: RC

