APPLICATION NUMBER: 18/01402/HOUS

Application Number:	18/01402/HOUS
Location:	50 Broad Street Middleton M24 4PQ
Proposal:	Two storey rear extension and erection of detached garage within rear garden
Applicant:	Mrs Janet Snowden
Case Officer:	Osian Perks
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to a semi-detached property sited within a residential area of Middleton. It is built in red brick with faux wood UPVC windows throughout and concrete tiles to roof. The property fronts Broad Street and is visible from a wooded gulley to the North side

Description of Proposal

The proposal constitutes the erection of part two storey, part single storey rear extension and a detached garage within the rear amenity space.

Relevant History

n/a

Township/Member comments

None received.

Consultee responses

Not applicable.

Representations

None 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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

Amended plans have been received which show the proposed garage moved 2 metres further away from the rear curtilage boundary.

Assessment

Design: DM1 and P3

The proposed two storey element of the extension would be built with a dual pitched roof similar to that of the host dwelling. The proposed single storey element would be built with a mono-pitched roof. Both would be built in materials matching the host dwelling.

In light of its design and size, it is considered that the proposed extension would appear as a sympathetic addition to the host dwelling.

The proposed detached garage would by virtue of its size, dual pitched roof and proposed materials, appear sympathetic and subservient to the host dwelling. Whilst it would be visible from the gulley to the north, by virtue of its size, position and roof design, it is not considered that the proposed garage would appear unduly prominent from or detract from the verdant character of the gulley.

In light of the above, it is considered that the proposed development would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should normally be adhered to. Paragraph 5.6 of the guidance document states:

'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);

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). ‘

Paragraph 5.7 goes on to state:

‘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. This is illustrated in figures 5 and 6’.

In relation to the adjoining property, the proposal would accord with the above guidance.

To ensure that a two storey rear extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to.

It advises that Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s) and this distance of 2.4 metres is increased to 3 metres where the neighbouring property has a single storey rear extension.

The proposed two storey rear extension would accord with the guidance in the SPD in relation to the adjoining property.

The proposed garage would sit to the North of and approximately 1 metre from the rear elevation of the proposed rear extension. Whilst the garage would be of a considerable length, it is considered that, by virtue of its siting, size and orientation to the north of the host dwelling, it would not unacceptably overshadow or have an overbearing impact upon the occupants of the host dwelling.

The amended proposed site plan shows the proposed garage would be positioned approximately 10.2 metres from the rear facing principal windows of the property immediately to the rear (9 Highhurst Close).

Paragraph 4.1 of the *Guidelines and Standards for Residential Development* SPD indicates that in the interests of residential amenity, there should be atleast 10m between the principal window to a domestic dwelling and any directly facing single storey elevation that does not contain a principal window to a habitable room. The proposed garage would accord with this guidance

By virtue of its overall size and position in relation to the property immediately to the rear, it is considered that the proposed garage would not significantly overshadow or have an overbearing impact upon the occupants of this neighbouring property.

In light of the above, it is considered that the proposed extensions and detached garage would not adversely impact upon the occupants of the neighbouring properties or the host property. As such, the development would accord with the

residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

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:

   - Proposed elevations and floor plans;
   - Proposed site plan (submitted 04/02/2019);
   - Existing site plan;
   - Existing elevations and floor plans

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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	05/02/2019	Signed: OP
Authorisation	11/02/2019	Signed: AT

Report Author Osian Perks