

Application Number:	23/00951/HOUS
Location:	138 Crow Hill South, Middleton, M24 1JU
Proposal:	Single-storey rear extension
Applicant:	Mr John Yarwood
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 refers to no. 138 Crow Hill South, a two-storey, semi-detached dwelling located in Alkrington. The dwelling faces the highway to the southwest, is adjoined by no. 136 Crow Hill South to the southeast and is adjacent to no. 140 Crow Hill South to the northwest. It is faced to the front by no. 107 Crow Hill South and the rear boundary of the curtilage borders a parcel of recreational open space. The host dwelling benefits from an existing single-storey side/rear extension and a large rear garden.

Description of Proposal

Permission is sought for a single-storey rear extension characterised by a flat roof form. The extension would infill the northeastern corner of the host dwelling, between the existing dual-pitched and mono-pitched rear extensions. It would project 1.3m from the rear elevation of the existing garage and the northeastern corner would be chambered. Moreover, the existing dual-pitched roof above the garage would be replaced with a flat roof. The extension would be constructed in brickwork to match existing and the rear wall of the extension would be finished in cream render.

Relevant History

94/D31258 Single Storey Rear Extension To Dwelling Including Demolition Of Detached Garage
Grant Permission subject to condition

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)
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 Case Officer regarding the impact of the proposed development on the amenity of the adjoining property, amended plans were submitted to remove the overhanging flat roof section.

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 proposed rear extension is of a single-storey form which would appear subservient to the host dwelling.
- ❑ Whilst the proposed use of a flat roof form and the chamfered rear wall would correlate poorly with the design values of the host dwelling, it is acknowledged that the proposed extension is substantially obscured from public view. Furthermore, single-storey extensions and outbuildings with flat roofs are present within the street scene and a common feature of domestic properties. Therefore, on balance, it is considered that the proposed development would not unduly harm the character of the host dwelling or the street scene.
- ❑ Materials for the proposed development would consist of brickwork to match existing, anthracite grey aluminium bi-fold doors and an EDPM flat roof. The proposed rear elevation would be rendered in cream K Rend. Whilst the use of render would contrast with the existing materiality of the host dwelling, it is noted that the render would be substantially obscured from public view. Moreover, render is a notable feature of properties within the street scene. Therefore, it is considered that the proposed development would be designed appropriately for this context.
- ❑ The proposals would not affect the current bin storage arrangements.
- ❑ 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”
- ❑ Section 5.5 states “*it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.*” Section 5.6 notes the following maximum standard 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);*”
- ❑ Section 5.7 explains that “*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 would exceed the above guidance by approx. 2.11m in relation to no. 140 Crow Hill South. However, it is not considered to result in an undue loss of light or outlook for the neighbouring occupiers given the presence of a detached garage within the rear garden of no. 140. The proposed extension, whilst marginally taller than the neighbouring garage, would not project beyond its rear wall.

- ☐ In order to comply with the above guidance in relation to no. 136 Crow Hill South, the 3m measurement has been taken from the rear elevation of a small brick-built structure which projects approx. 1.27m from the original rear elevation of no. 136. The structure, which is characterised by a lean-to roof with a maximum height of approx. 2.29m, has only a negligible impact on the levels of light and outlook received by the existing patio doors to the rear elevation of no. 136. However, to overcome concerns raised about the impact of the proposed development on said patio doors, the proposals have been amended to remove the overhanging flat roof section. Moreover, it is acknowledged that when the 3m measurement is taken from the patio doors, the proposed development would not project beyond a 45 degree line taken from this point. Therefore, on balance, it is considered that the proposed development would not result in an undue loss of light or outlook for the occupiers of no. 136 Crow Hill South.
- ☐ The proposed fenestration would be to the rear elevation only, and would not directly face any other residential development.
- ☐ Taken as a whole, the proposed development would not result in significant harm to the amenity of the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample 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.
- ☐ 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.

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
- Existing Details. Drg no. 23.3226.1
- Existing & Proposed Block Plans. Drg no. 23.3226.2A
- Proposed Details. Drg no. 23.3226.SC1.1C

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 be as specified on drawing no. 23.3226.SC1.1C.

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	14/12/2023	Signed: BM
Authorisation	18/12/2023	Signed: RC

Report Author Bob Melling