APPLICATION NUMBER: 22/00734/HOUS

Application Number:	**22/00734/HOUS**
Location:	176 Kirkway, Middleton, Rochdale, M24 1LN
Proposal:	Single storey rear extension and front porch with canopy following demolition of rear conservatory
Applicant:	Ryan and Laura Cook and Clark
Case Officer:	Nicole Helliwell
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.176 Kirkway, a two storey semi-detached property located in a residential area in South Middleton. The dwelling faces east onto the highway, adjoining to no.174 Kirkway to the north and adjacent to no.178 Kirkway to the south. The rear boundary of curtilage backs onto an area of greenspace connecting Kirkway and Mere Avenue to the east. The property currently benefits from off road parking sited to the front of the dwelling, an attached garage and a large rear garden.

Description of Proposal

The application seeks planning permission for a single storey rear extension and a front porch with a canopy. The existing rear conservatory will be demolished to allow for the proposed development. The proposed single storey extension would project approx. 3.3m from the rear elevation of the original build. It would feature a maximum height of approx. 3.6m and a height to eaves of approx. 2.7m. The proposed front porch would extend approx. 0.8m from the existing front elevation and would have a maximum height of approx. 3.2m.

Relevant History

Not Applicable.

Township/Member comments

Not Applicable.

Consultee responses

Not Applicable.

Representations

Letters of notification were sent to the neighbouring properties, no representations were received relating 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

None Applicable.

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."*

- The application relates to a single storey rear extension and a front porch with a canopy. The proposed development would be constructed in white render, grey roof tiles and grey UPVC windows. Although the material palette would alter the appearance of the original build, it would not appear discordant with the character and appearance of the surrounding street scene given the existing variety of materials and styles and on balance would be acceptable. The proposed single storey rear extension would incorporate a hipped roof consistent with the original roof form and the front porch would

feature a lean-to-roof to match the existing canopy. The proposed development would also appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the wider street scene.

Summary

- In view of the above assessment, 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

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy (CS) 2016 outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- Paragraph 5.6 of the SPD outlines *"for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)."* The proposed single storey rear extension would not surpass the rear elevation of the adjoining neighbour at no.174 Kirkway. In relation to the detached neighbour at no.178 Kirkway, the 4m standard applies. It is noted that the proposed extension would project approx. 0.45m from the rear elevation of the detached property. On this basis, the extension would accord with the SPD guidance and is considered to have an acceptable impact on the neighbouring amenity.

- The plans confirm that the proposed single storey rear extension would contain new fenestration on the rear elevation. However, it is noted that the new fenestration would face towards green space (Alkrington Garden Village) and would not result in any undue harm to the neighbouring occupants.

- The SPD does not provide any guidance on single storey front extensions. However, there is guidance for single storey rear extensions which is considered applicable when assessing the impact of the proposal on the neighbouring amenity. Paragraph 5.6 of the SPD states *"for attached properties a maximum standard of 3m should be appointed along the common boundary from the rear elevation of the adjoining dwelling."* The single storey front extension would project approx. 0.77m from the front elevation of no.174 Kirkway. Furthermore, the proposed enlargement would project approx. 0.94m from the front elevation of the detached neighbour at no.178 Kirkway. As such, the proposed enlargement would have an acceptable impact on the neighbouring amenity.

- Paragraph 4.1 of the SPD documents the minimum spatial standards all new developments must comply with to ensure they avoid a significant loss of privacy or light to any neighbouring amenity. The proposed front porch would contain new fenestration on the front elevation. It is noted that the new windows would measure approx. 29.4m to the front elevation of no.175 Kirkway. Given that the separation distances between the dwellings is

substantial, it is considered that the enlargement would have an acceptable impact on then neighbouring dwellings to the front.

Occupier Amenity

- The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- In view of the above assessment, 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 proposed development would not impact the existing provision of off road parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the 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 Elevations, Floor Plan, Site Plan and Location Plan. Drg no. A100
   - Proposed Elevations, Roof Plan and Floor Plan. Drg no. A101
   - Existing and Proposed Site Plans. Drg no. A102

   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.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	**Officer**
Report Completed	17/07/2022	Signed: NH
Authorisation	25/07/2022	Signed: RK

Report Author Nicole Helliwell