

Application Number:	24/00441/HOUS
Location:	32 Sadler Street, Middleton, M24 5UJ
Proposal:	Single-storey rear extension including alterations to fenestration on existing side elevation
Applicant:	Mr Piotr Klinicki
Case Officer:	Bob Melling
DETERMINATION DATE 27.08.2024	EXT OF TIME 9.9.24
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. 32 Sadler Street, a two-storey, mid-terrace dwelling dating to the late nineteenth century and located within Middleton Town Centre Conservation Area. The dwelling faces west towards the highway, adjoining no. 34 Sadler Street to the north and no. 30 Sadler Street to the south. The rear boundary of the curtilage borders an unadopted alleyway accessed from Grey Street.

Description of Proposal

Permission is sought for a single-storey rear extension that would project 3.52m from the existing rear elevation with a width of 2.75m. It would be characterised by a dual-pitched roof with a maximum height of 3.37m and a height to eaves of 2.72m. The application form notes the use of brickwork, slate roof tiles and white uPVC frames to match those used in the existing dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Conservation Officer – No objections.

Representations

The application was publicised with a site notice, press notice and neighbour notification letters. One letter of objection has been received and this raises concerns over parking in the local area. It is stated that too many houses are becoming multiple occupancy and that the street is narrow, with parking being difficult and spilling onto adjoining streets.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1	Sustainable Places
JP-P2	Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
BE/17	New Development Affecting Conservation Areas

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2	Protecting and enhancing character, landscape and heritage
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

An amendment was sought to change the roof design from mono- to dual-pitched in order to reduce the impact of the proposed development on no. 34 Sadler Street.

Assessment

Impact on Setting of Conservation Area

Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Paragraph 208 of the NPPF states “Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

The application property is located in the Middleton Town Centre Conservation Area. Therefore, consultation has been carried out with the Council's Conservation Officer.

The Officer raised no objections to the proposals subject to the use of materials to match existing. The extension would be seen in the context of other extensions and outbuildings of a similar scale, with limited visibility from the public highway.

Therefore, the proposal would accord with policy P2 of the adopted Rochdale Core Strategy and the relevant policies contained within PfE and the NPPF.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The extension would exceed the projection limits set out in Section 5.6 of the SPD by approximately 0.52m in relation to no. 34 Sadler Street and 1.1m in relation to no. 30 Sadler Street.

The window within the rear elevation of no. 30, which is closest to the shared boundary, is substantially overshadowed by the existing two-storey outriggers to the rear of the host dwelling and no. 30 (which measure approximately 2.8m from said rear window). Given the existing conditions, it is not considered that the proposed extension, which is set 2.25m from the common boundary, will substantially overshadow this window, despite not according with the above guidance.

In relation to the kitchen window within the rear elevation of the existing outrigger to no. 34, the design of the extension has been revised to lessen the impact on the occupants of no. 34. As originally proposed, the extension would have resulted in a 3.98m brick wall against the shared boundary. However, the revised proposals indicate a dual-pitched roof with a height of 2.72m against the shared boundary – a reduction of approximately 1.26m. Moreover, it should be noted that there is an existing shared boundary wall of approximately 2.31m in height. Therefore, given the existing conditions, it is not considered that the proposal would unduly harm the amenity of no. 34.

One objection has been received raising concerns over parking in the area. This application would however not impact on any existing parking provision for the property and there are no proposals, within the application, to change the property to multiple occupancy.

Further to the above, the application is acceptable on balance in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PFE 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. This permission relates to the following plans:

- Location Plan
- Proposed Site Plan
- Existing Elevations. Ref no. 6331/001
- Proposed Elevations. Ref no. 6331/002. Rev B 26/06/24
- Existing and Proposed Floor Plans. Ref no. 6331/003

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with details provided within the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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	06/08/2024	Signed: BM
Authorisation	09/08/2024	Signed: RC

Report Author Bob Melling