

Application Number:	22/01231/HOUS
Location:	5 Uplands Middleton M24 1EA
Proposal:	Single-storey rear extension, alteration to side and rear fenestration, formation of landing patio area and new steps leading to the rear garden following demolition of existing single storey rear extension
Applicant:	M. & M. Tilley
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 relates to no.5 Uplands in Middleton, a two-storey semi-detached house located within the Defined Urban Area. The house is set back from the road 4.5m and benefits from a large rear garden which currently extends 18.5m from the rear elevation to the boundary with no.42 Conway Close. The land slopes down towards the rear (east) boundary and a number of properties have added raised decked or patio areas to their rear elevations to allow for a level amenity area.

Description of Proposal

Permission is sought for a single storey rear extension which would have a width of 5.58m and project 3.36m from the existing rear elevation. It would be set in approximately 0.20m from the party wall and employ a lean-to pitched roof with roof tiles to match existing. The enlargement would feature 3 rooflights and sliding patio doors and be constructed in brick to match existing.

The proposed development would also see the infill of an existing hatch-opening on the side elevation, two replacement windows on the rear elevation at a first floor level and formation of a landing patio area with steps down to the rear garden and a glazed guarding above.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

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).

Amendments

None applicable.

Assessment

Design: DM1 and P3

- Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function

well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- ☐ The application site is a two storey semi-detached dwelling situated on a residential street in Middleton. The street scene is relatively uniform and characterised by a coherent architectural design, materiality, scale and massing. The dwellings sited along the east side of Uplands are two storey in height, built in red brick and mostly hip roofed.
- ☐ The proposed single storey rear extension would be constructed in a material palette coherent with the original build and wider street scene. The enlargement would also incorporate a lean-to pitched roof which is considered to be in-keeping with the current roof form. The proposed development would appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the surrounding street scene. Additionally, the alterations to fenestration are minimal and would not harm the appearance of the building.
- ☐ It is considered that the raised patio is of a similar scale and massing to the existing patio and would not be considered disproportionately large or overbearing in the context of the garden. Furthermore, it is noted that many of the dwellings on the row of houses have similarly designed raised patio areas to the rear of their properties, including the adjoining property at no.7 Uplands. For this reason, it is considered that the proposed raised patio will not have a negative impact on the local character and retains a similar design language to the surrounding dwellings.
- ☐ The proposed patio is enclosed by glazed guarding to the rear above the existing line of wall. Whilst a glazed guarding is not considered to be in keeping with the design language of the host dwelling and surrounding properties, it is located to the rear of the property and is therefore not widely visible from public viewpoint. The glazed guarding is therefore not considered to cause undue harm to the visual amenity of the property.
- ☐ 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 Council's adopted Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- ☐ Paragraph 5.6 of the SPD states *"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 enlargement would comply with Paragraph 5.6 with regards to no.3 Uplands. However, the

proposed extension would exceed the maximum standards by approx. 0.12m with regards to no.7 Uplands. Although the proposed development would not accord with the SPD guidance, the SPD does state that there may be circumstances where a larger extension may be acceptable and each application will be determined on its merits. Therefore, it is taken into consideration that the proposed extension exceeds the projection standards by a minimal amount and that the extension would be situated north-east of no.7, reducing the impact of potential overshadowing. On this basis, it is considered that the proposed extension would not result in any undue harm to the neighbouring properties and would be acceptable.

- ☐ The raised patio area would not exceed the height or depth of the existing patio area and would not be considered to result in any undue harm to the neighbouring properties.
- ☐ 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.
- ☐ 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 current provision of 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:
 - Location Plan. Drg no. P(00)01. Rev A.
 - Proposed Floor Plans. Drg no. P(02)01. Rev C.
 - Block Plan (existing). Drg no. P(00)02.
 - Site Plan (proposed). Drg no. P(00)03.
 - Proposed Elevations. Drg no. P(03)11. Rev B.
 - Existing Elevations. Drg no. P(03)01. Rev B.
 - Existing Floor Plans. Drg no. P(01)01. Rev A.

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 extension 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 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	18/11/2022	Signed: BM
Authorisation	30/11/2022	Signed: RC

Report Author Bob Melling