

Application Number:	24/00301/HOUS
Location:	41 York Road East, Middleton, M24 1RJ
Proposal:	Two storey side extension
Applicant:	Ms Charlotte Murray
Case Officer:	Bob Melling
DETERMINATION DATE 17.07.2024	EXT OF TIME 23.08.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Places
JP-G2 Green Infrastructure Network
JP-G7 Trees and Woodland

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development
G6 Enhancing Green Infrastructure
G7 Enhancing the value of biodiversity and geodiversity
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

Amendments were sought to reduce the width of the extension, incorporate a 0.5m setback from the existing principal elevation and reduce the level of pruning to the adjacent tree (T01).

Summary of comments from neighbours, consultees and Planning Panel

Tree Officer - *I would consider that it would be possible to allow the development while causing minimal harm to the tree (T01), providing that the Arboricultural Method Statement is implemented as regards groundworks and the construction of footings to avoid harm to tree roots.*

However, crown lifting the tree to above 9m is disproportionate and unnecessary. This operation would leave the tree misshapen and unbalanced. Instead, lateral pruning of overhanging branches to the boundary would in my view be sufficient to facilitate the proposals and to retain the tree. Future pruning may be needed post-development to prevent encroachment, but this level of pruning if undertaken regularly could be done with minimal harm to the tree.

Assessment

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 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 proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Trees and Ecology

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Paragraph 180 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity, providing net gains where possible, and contributing to the Government's commitment to halt decline. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.

Providing that the Arboricultural Method Statement (AMS) is implemented as regards groundworks and the construction of footings, it is considered by the Tree Officer that the development would be possible without causing undue harm to tree roots.

Moreover, the AMS was amended in line with the Tree Officer's comments to indicate lateral pruning of overhanging branches to the boundary. This would result in minimal harm to the tree; protecting its form and shape.

As such, the proposal would have an acceptable impact on T01, in accordance with policy G7 of the Core Strategy 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:

- Existing Plans & Elevations. Dwg no. 24-03-01 01.
- Proposed Plans. Dwg no. 24-03-01 02. Rev A
- Proposed First Floor Plan and Elevations. Dwg no. 24-03-01 03. Rev A
- Proposed GA Section A-A. Dwg no. 24-03-01 04. Rev A
- Proposed Specification. Dwg no. 24-03-01 05. Rev A

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 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.

4. The development hereby approved shall be undertaken in accordance with the tree protection measures set out in the 'Arboricultural Method Statement to BS5837:2012' produced by Arbtech dated 20 August 2024.

Reason: In order to protect the existing trees on and adjacent to the site in the interests of the amenities of the area and in accordance with policy G7 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	21/08/2024	Signed: BM
Authorisation	21/08/2024	Signed: TH

Report Author Bob Melling