

Application Number:	24/00460/HOUS
Location:	81 Warwick Road, Middleton, M24 1HU
Proposal:	Part two-storey, part single-storey side and rear extensions and application of render to front and side elevations following demolition of existing side and rear extensions.
Applicant:	Mr G Smith
Case Officer:	Bob Melling
DETERMINATION DATE 12.08.2024	EXT OF TIME 26.08.2024
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)

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
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 setback the side extension in order to comply with the Council's 'terracing effect' requirements.

Summary of comments from neighbours, consultees and Planning Panel

N/A

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	✓

Whilst less than ideal, the use of white render to the principal elevation is considered acceptable given that it replaces existing stone cladding. The existing cladding already causes the host dwelling to appear at odds with the street scene and it is not considered that the use of render would cause further harm to the character of the host dwelling or street scene.

The window detailing to the proposed front elevation would create a slightly cluttered appearance, with two windows at each level. However, it is considered that this is the most appropriate solution given the internal layout. Moreover, it is noted that there is a relative lack of consistency regarding fenestration throughout the street scene. Therefore, it is not considered that this aspect would warrant the refusal of the application.

The design of the proposal is acceptable on balance 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	✓

There is an attached garage to the side of no. 79 Warwick Road and there is a large window to the rear of the attached garage. It was confirmed during a site visit that this window serves a utility room, which is not a habitable space. Therefore, no concerns are had regarding the impact of the rear extension on this window.

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.

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. Dated 13/05/2024
- Existing Plans & Elevations. Dwg no. B1-ZZ-DR-A-0810
- Existing & Proposed Site Plan. Dwg no. SI-00-DR-A-0800. Rev B
- Proposed Plan & Elevations. Dwg no. B1-ZZ-DR-A-2000. Rev C

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 drawing number B1-ZZ-DR-A-2000 revision C 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, the Places for Everyone Joint Development Plan 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	22/08/2024	Signed: TH

Report Author Bob Melling