

Application Number:	23/00746/HOUS
Location:	5 Lymington Close, Middleton, M24 1JJ
Proposal:	Single storey rear extension following demolition of existing conservatory
Applicant:	Mr Ryan Baldwin
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 refers to no. 5 Lymington Close, a two storey, detached dwelling located on a cul-de-sac of similar dwellings in East Middleton. The site is effectively a corner plot as it is situated on a bend in the road to the west. The dwelling faces south towards the highway and is adjacent to no. 7 Lymington Close to the east and nos. 6-12 Lymington Close to the west. To the rear, the dwelling benefits from a large conservatory and a moderately sized private garden which extends some 10 metres to the common boundary with no. 3 Lymington Close. The subject property is part of a wider estate of several house types, however properties within the street scene have been variously modified since completion.

Description of Proposal

Permission is sought for a single storey rear extension following the demolition of the existing conservatory. The proposed extension would have a rearward projection of 3 metres and sit flush with the side walls of the host dwelling. It would be characterised by a lean-to roof with a centrally placed gable feature which would have a maximum height of approximately 3.72 metres and a height to eaves of approximately 2.58 metres. Materials for construction are proposed to match existing.

Relevant History

02/D40120 Two Storey Side Extension To Dwelling.
Grant subject to conditions.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response 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

N/A

Assessment

Design: DM1 and P3

Policy DM1 of the Adopted Rochdale Core Strategy (CS) requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the CS 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 site is a detached house situated in a residential area in East Middleton. The property is part of a wider estate comprised of several house types with similar architectural design values. However, properties have been variously extended and modified since completion which has reduced the levels of architectural uniformity.

The application relates to a single storey rear extension. The proposed extension would have a lean-to roof with a similar pitch to the roof of the main house, however it would also include a glazed gable feature and this would be clearly visible from the public highway. Whilst not strictly coherent with the simplistic design values of the original build, it is considered an acceptable addition which is appropriate for its domestic setting and which replaces an existing conservatory which detracts from the overall appearance of the host dwelling.

Further to this, the proposed extension is considered to have an acceptable scale which is in-keeping with the host dwelling and surrounding street scene.

The use of brickwork, concrete roof tiles and black window frames is considered appropriate, with a condition attached to ensure that the materials match and promote a satisfactory standard of design.

In view of the above assessment, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the CS, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the CS states that all development proposals must 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 provides the following maximum projection standards for single storey rear extensions: *“for detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*

The adjacent dwelling, no. 7 Lymington Close, benefits from an existing single storey rear extension and the plans confirm that the proposed extension to the applicant dwelling would project approximately 1.54 metres beyond this extension. This is in accordance with the above guidance and, therefore, it is not considered that the proposed development would result in an undue loss of light or outlook to no. 7.

The proposed fenestration to the rear would measure approximately 8 metres to the side elevation of no. 3 Lymington Close, which does not contain any principal windows to habitable rooms. Therefore, it is not considered that the proposed development would result in an undue loss of privacy, light or outlook for the occupiers of no. 3.

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 light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policy DM1 of the CS, the SPD 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. The permission relates to the following plans:

- Location Plan.
- Existing Site Plan.
- Proposed Site Plan.
- Existing and Proposed Floor Plans and Elevations. Drg no. 3291 – 01.

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 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.

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	30/08/2023	Signed: BM
Authorisation	12/09/2023	Signed: RC

Report Author Bob Melling