APPLICATION NUMBER: 19/01213/HOUS

Application Number:	19/01213/HOUS
Location:	3 Duffield Road Middleton M24 1NQ
Proposal:	Two storey side, single storey rear including demolition of existing extensions together with the extension and alterations to roof from hip to gable and introduction of roof lights.
Applicant:	Miss Hannah Alasvand
Case Officer:	James Hughes
Recommendation:	**Refuse**

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?**	**NA**
	Pre-commencement conditions agreed (or notification period expired)?	**NA**

Location

The application relates to 3 Duffield Road, a two storey semi-detached property in South Middleton. The application property is orientated east towards the highway. The application property is adjoined to 1 Duffield Road to the south and is adjacent to 5 Duffield Road to the north. The rear boundary of the property is shared with the garden area of 52 Elleray Road. Surrounding properties on Duffield Road are similar in age and generally similar in appearance, though many have been previously extended to varying degrees.

Description of Proposal

The application seeks permission for a first floor side extension which will include altering the existing hipped roof to a gable roof and introduction of roof lights. The application also seeks permission for a single storey rear extension which will necessitate the demolition of an existing single storey rear extension.

Relevant History

N/A

Representations

Letters of representation were sent to neighbouring properties. No letters of notification have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1, P3 & SPD.

The SPD contains the following passage in relation to extensions to residential extensions:

5.1 Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties. As well as maintaining the space standards set out in Section 4, they should satisfy the standards set out below. Additionally, they should be designed to be in keeping with the host property and generally should be subservient to it.

The proposed two storey side extension has a front elevation flush with the front elevation of the original dwelling and includes the alteration of a presently hipped roof into a gable roof at the same height as the existing dwelling. Together, these elements do not represent a subservient addition to the host dwelling, significantly increasing its massing. It is noted that adjoining no.1 Duffield Road has been similarly extended. It is further noted that other properties, namely no. 11 and no.13 Duffield Road which are part of the same row of dwellings have been similarly extended. However, the overall impact of the proposed extension to the application

property remains a non-subservient addition and is, therefore, considered harmful to the character of the dwelling and the street scene.

The SPD contains the following standards and guidelines in relation to 'the terracing effect':
Where two-storey or first floor side extensions to semi-detached or detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area. Proposals that would create this sort of 'terracing effect', or which would have the potential to contribute to such an effect if neighbouring properties extended in a similar way, will not normally be supported.

To avoid the 'terracing effect', two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either

(i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house
(ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.

Exceptions to the above distances will only be possible where there is little chance of a serious terracing effect occurring, for example where dwellings are angled away from each other or the dwelling is on a corner plot.

This development is unacceptable given the fact that the first floor side extension would create a two storey side extension which would be flush with the front elevation of the application property. This has the potential to cause a terracing effect, which is unacceptable as per the SPD standards and guidelines. It is observed that other dwellings in the row have been extended, meaning that a terracing effect has already occurred in places. This means that maintaining the gap between the host dwelling and the adjacent property is even more pressing in order to preserve the visual breaks in the street scene and semi-detached property types in this area. Therefore, due to these factors, it is considered the potential terracing effect is considerable enough to warrant refusal of this application.

Two storey side extensions have the potential to cause unacceptable harm to the design of a pair of semi-detached dwellings due to a loss of symmetry. This could be exacerbated due to the fact that the application property's roof is altered from a hipped design to a gabled design. However, in this instance, the adjoining dwelling also benefits from the same design. The proposed development at the application property would cause an improvement in the amount of symmetry between the pair of semi-detached dwellings and is therefore suitable in this respect.

The proposed single storey rear extension element of the proposal is a subservient addition to the host dwelling and is therefore an acceptable addition. The monopitched roof design and introduction of three roof lights are suitable design characteristics.

The proposed fenestration to the front elevation of the property is matching to the original dwelling's fenestration in scale, style and appearance which creates for a satisfactory appearance from the street scene.

The proposed fenestration to the rear elevation of the two storey side extension and rear extension is reasonable in its appearance. It is noted that the large amount of fenestration to the rear elevation of the single storey rear extension is not necessarily in keeping with the host dwelling. However, it is not visible from public vantage points and does not unreasonably detract from the overall appearance of the application property.

The three proposed roof lights to the application property's rear elevation roof slope are acceptable in appearance.

The materials to be used in the construction of the proposed extensions are indicated to be matching to those used in construction of the original dwelling, therefore resulting in acceptable matching appearance upon completion.

The design of the proposal is therefore, on balance, unacceptable, particularly with reference to a lack of subservience and the potential impacts of the terracing effect. Therefore, the proposal fails to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed first floor extension is likely to result in reduced light levels to and reduced outlook from windows to the side elevation of adjacent no.5 Duffield Road. However, on inspection, these windows are not principal windows to habitable rooms, being a landing window and bathroom window. Therefore, the loss of already reduced light levels to these windows and loss of outlook are not likely to cause undue impact to current or future occupiers of neighbouring no.5 Duffield Road. No other neighbouring properties will be unduly affected by the two storey side extension element of this proposal.

The SPD contains the following standards and guidelines in relation to single storey rear extensions:

It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.

The following maximum standard will apply for single storey extensions:

• 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 rear extension complies with the above standards and guidelines. Therefore, is not expected to cause any undue impact to neighbouring properties in terms of overbearing impact, loss of light or loss of privacy.

The placement of fenestration to the proposed extensions is not expected to have any undue impact on neighbouring properties in terms of overlooking or loss of privacy and is therefore suitable.

In terms of potential impacts to current or future occupiers of the application property. The proposal allows ample fenestration to each habitable room of the application property post-completion of the proposed extensions. This includes the proposed kitchen which, although does not have access to fenestration, has ample natural light by virtue an open plan design between it and the proposed dining room. Enough rear garden is retained to allow current and future occupiers enough room to carry out activities as stipulated within the SPD.

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 proposal will increase the number of bedrooms at the property from three to five. The proposal retains the same amount of driveway space, with two off-street parking spaces being retained.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Refuse

1. As a result of its size and design, the proposed two-storey extension would appear as a part of the original dwelling rather than a subservient later addition, and therefore detract from the character of the dwelling and the street scene. The proposal would therefore fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines & Standards for Residential Development' SPD and the National Planning Policy Framework.

2. As a result of its size, siting and design, the proposed two storey side extension would contribute to a terracing effect with the neighbouring No.5 Duffield Way to the detriment of the character and appearance of the host dwelling and wider street scene. As such, the proposal is contrary to the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	07 January 2020	Signed: James Hughes
Authorisation	22 January 2020	Signed: Alison Truman

Report Author James Hughes