

Application Number:	23/00656/HOUS
Location:	501 Rochdale Road, Middleton, M24 2GN
Proposal:	First floor side extension, single storey rear extension, infill porch extension, alterations to fenestration on side elevation and erection of detached outbuilding in rear garden
Applicant:	Mr And Miss Andrew And Zara Barry and Rothwell
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. 501 Rochdale Road, a two-storey, semi-detached dwelling located in Middleton. The property is set back from the road by approximately 11 metres and it is also positioned at a higher level, with a sloping driveway and front garden leading up to the front of the house.

The dwelling is adjoined by no. 499 Rochdale Road to the southwest and no. 503 Rochdale Road to the northeast. It is faced to the front by no. 5 The Close and no. 376 Rochdale Road and to the rear there is a designated area of Green Belt land.

To this side of Rochdale Road the area is characterised by large detached and semi-detached residential properties of varying architectural styles that are generally of red brick and render construction.

Description of Proposal

Permission is sought for a first floor side extension above the existing attached garage, a single storey rear extension, a porch infill extension, alterations to fenestration on the existing northeast facing side elevation and a detached outbuilding within the rear garden.

The proposed first floor side extension would be set back 0.45 metres from the existing front elevation and project 3.49 metres from the existing side elevation. It would have a hipped roof set below the existing ridgeline.

The proposed single storey rear extension would infill the area between the existing single storey rear extension and the common boundary with no. 499 Rochdale Road. The extension would have a flat roof with two roof lights and a height to match the existing rear extension. It would be set 0.55 metres away from the common boundary and have a chamfered edge.

The existing recessed front doorway would be enclosed to form a front porch with a new front door and single window.

A high-level slit window to serve the lounge (ground floor) and a top opening single window to serve the bathroom (ground floor) would be inserted on the northeast facing side elevation.

To the rear, a summer house measuring 5 metres by 3 metres would be constructed against the common boundary with no. 503 Rochdale Road. It would have a flat roof with a maximum height of 2.7 metres and would include a 3.2 metre wide set of bi-folding doors on the southwest facing front elevation.

Materials for the construction of the proposed extensions and alterations to the main dwellinghouse are proposed to match existing whilst the proposed outbuilding would be constructed with off-white K Rend, a red brick plinth, a grey rubber membrane roof and grey uPVC bi-folding doors.

Relevant History

88/D21892 Single Storey Extension To Side Of Dwellinghouse
Decision: **Grant subject to conditions**

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposed extensions would not appear to have any impact on the current parking provision for this dwelling.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect that there would be any detrimental impact on road safety or highway capacity as a result of the proposed development.

Highways raise no objection to this application and we would not request no specific planning conditions.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

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

Following concerns raised by the Case Officer regarding the impact of the proposed single storey rear extension on the residential amenity of the adjoining dwelling, amended plans were submitted to chamfer the edge of the extension.

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, paragraph 126 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and paragraph 130 states 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 proposed first floor side extension would be appropriately sited, with a proportionate scale, appropriate roof design and construction materials to match existing. It would read as an overall subservient addition to the host dwelling due to the set back from the existing front elevation, the set down from the main ridgeline and the existing forward projection of the opposite side of the dwelling, which would remain the dominant feature of the dwelling. The property would remain appropriately balance with the adjoining property and the dwelling would remain as a positive feature within the street scene.

The proposed single storey rear extension would have a significant rearward projection, however it would not extend beyond the existing single storey rear extension and would have a matching roof design and height.

Whilst the chamfered edge to the proposed rear wall is not ideal, this aspect is situated at the rear of the dwelling. Given that this would not be visible from the street scene and would have limited exposure to the rear windows and gardens of nearby residential properties, it is not considered to result in undue harm to the character of the host dwelling or street scene.

The enclosure of the recessed front doorway and additional fenestration at ground floor level to the side elevation are relatively minor alterations and are not considered to result in any undue harm to the character of the host dwelling or street scene.

The proposed summer house is of a design and scale akin to a typical garden outbuilding and would not appear unduly prominent within the substantial rear garden. On this basis, it is considered an acceptable addition within the rear garden.

In light of the above assessment, it is considered that the proposed development would accord with policies P3 and DM1 of the Rochdale Core Strategy, the SPD and the relevant provisions of the revised NPPF.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the SPD sets out the following minimum space standards that all developments should adhere to:

- (i) *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
- (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
- (iii) *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*

The subject property does not face any residential development to the rear and the dwellings to the front are sited some 40 metres away. However, the proposed windows to the side elevation would directly face the single storey side elevation of no. 503 Rochdale Road at a distance of approximately 0.5 metres. Given that the outlook from the proposed windows would be almost entirely obscured by the single storey side elevation of the neighbouring property, it is not considered that any harmful levels of overlooking would be possible. Further to this, the proposed lounge opening would be a high level slit window sited approximately 1.7 metres above finished floor level.

The proposed outbuilding would contain a large opening on its southwest facing front elevation. Whilst this opening would face the common boundary with no. 499 Rochdale Road at a distance of approximately 7.8 metres, it would not share direct views with the neighbouring rear windows and is not considered to harmfully overlook the neighbouring rear garden, which is of a substantial length with a solid boundary treatment.

Paragraph 5.6 of the SPD provides the following maximum standard for single storey rear extensions; *“for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*

Paragraph 5.7 states, *“If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”*

The proposed single storey rear extension is set 0.55 metres from the common boundary with no. 499 Rochdale Road and tapers 45 degrees inwards at a point 3.55 metres along the common boundary in order to comply with the SPD guidance. It is not considered, therefore, that the extension would result in an undue overbearing or overshadowing impact on the neighbouring dwelling.

In respect of occupier amenity, the existing dining area would see a significant reduction in light ingress as a result of the proposed development. However, it is considered that the proposed open plan configuration of the kitchen/dining area and provision of two large roof lights would provide an adequate amount of natural light to this room. Similarly, whilst the proposed lounge would not receive a significant amount of natural light due to the size of the proposed window and proximity of the window to the neighbouring side elevation, it is noted that this room is not the primary living area and, therefore, does not warrant the same level of protection as other habitable rooms. On balance, it is considered that the proposed works would ensure an acceptable standard of living for existing and future occupants of the applicant dwelling.

In light of the above assessment, the proposed development would not unduly impact on the amenity of the occupants of the applicant dwelling or any neighbouring dwellings in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The existing parking arrangements would be unaffected by the proposed development and are therefore acceptable in accordance with policies T2 and DM1.

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:
 - Existing Site Block And Location Plan. Drg no. 732-01
 - Existing Ground Floor Plan. Drg no. 732-02
 - Existing First Floor Plan. Drg no. 732-03
 - Existing Roof Plan. Drg no. 732-04
 - Existing Elevations. Drg no. 732-05

- Proposed Site Block And Location Plan. Drg no. 732-06A
- Proposed Ground Floor Plan. Drg no. 732-07C
- Proposed First Floor Plan. Drg no. 732-08C
- Proposed Roof Plan. Drg no. 732-09
- Proposed Elevations. Drg no. 732-10A
- Plans And Elevations. Drg no. 732-11

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, except for the render used in the construction of the outbuilding shown on drawing number 732-11, 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 render as shown on drawing number 732-11 shall be first installed as 'Off White K Rend' and retained thereafter.

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 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	17/08/2023	Signed: BM
Authorisation	17/08/2023	Signed: RC

Report Author Bob Melling