

Application Number:	24/00067/HOUS
Location:	80 Ruthin Avenue, Middleton, M24 1FG
Proposal:	Two storey side and single storey rear extensions together with single storey front extension to facilitate new porch
Applicant:	MS MCPHAIL
Case Officer:	Bob Melling
DETERMINATION DATE 03.04.2024	EXT OF TIME
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 relates to no. 80 Ruthin Avenue, a two-storey, semi-detached dwelling located at the head of cul-de-sac in Middleton. The dwelling faces the highway to the southwest, is adjoined to no. 82 Ruthin Avenue to the northwest and is adjacent to no. 78 Ruthin Avenue to the south. To the rear is a parcel of open recreational space. The subject property benefits from an existing two-storey side extension and a single-storey rear extension.

Description of Proposal

Permission is sought for:

- ☐ A two-storey side extension that would project approx. 3.62m from the existing side elevation, be set back approx. 1m from the existing front elevation at first floor level and be set flush with the existing rear elevation.
- ☐ A single-storey rear extension that would project approx. 3m beyond the existing rear elevations with a width of approx. 8.44m and a lean-to roof with three roof lights.
- ☐ A single-storey front extension that would project approx. 1m from the existing front elevation with a lean-to roof.

- ☐ These proposals will necessitate the demolition of the existing two-storey side and single-storey rear extensions.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to 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

An amendment was sought to set back the proposed two-storey side extension by 1m at first floor level, with the ridgeline set down accordingly.

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and

to “*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.*” In addition, section 5.1 of the SPD states development proposals should be “*in keeping with the host property and generally should be subservient to it.*”

The proposed two-storey side extension features an appropriately hipped roof which has a lower ridge height than the main roof of the application property by virtue of the 1m set back at first floor level. Whilst the side extension would be over half the width of the original build, it is noted that this impact is somewhat negated due to the skewed relationship between the application property and no. 78 Ruthin Avenue. Moreover, the proposed extension would replace an existing two-storey side extension with an incongruous flat roof design and of a similar width. Therefore, on balance, it is considered that the proposed two-storey side extension remains an overall subservient addition to the host dwelling which would be in-keeping with the design values of the host dwelling and be a visual improvement on the existing structure.

The proposed two storey side extension is within 1m of the boundary of the application property’s curtilage. However, given the orientation and layout of the properties at the head of the cul-de-sac, it is not necessary in this instance to consider the potential for the ‘terracing effect’ as detailed within the SPD.

Whilst the proposed forward projection at ground floor level, which would project approx. 0.29m forward of the existing bay window, would affect the appearance of the host dwelling, it is noted that the adjoining dwelling benefits from an existing front porch of a similar design, including the projection forward of the bay window. Therefore, the proposed extension would, to a degree, mirror that of the adjoining dwelling and create a sense of symmetry. On balance, this aspect of the proposals is considered acceptable.

The proposed design of the single-storey rear extension is acceptable, featuring appropriate fenestration and a lean-to roof complete with three roof lights.

The existing bin storage arrangements would not be affected by the proposed development and are considered acceptable by virtue of being screened from public view.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should 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 seeks to limit the projection of single-storey rear extensions to not more than 3m for attached properties. Paragraph 5.7 adds that the aforementioned 3m distance will be taken from the rear of any neighbouring extension if one exists close to the common boundary.

Paragraph 5.9 of the SPD states that planning permission will not normally be granted for two-storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings.

The adjoining dwelling, no. 82 Ruthin Avenue, benefits from a single-storey rear extension set against the common boundary and the adjacent dwelling, no. 78, is angled away from the application property towards the rear. This ensures that the side and rear projections are in accordance with the SPD and would not result in an undue loss of light or outlook to the neighbouring dwellings.

It is noted that the facing side elevation of no. 78 Ruthin Avenue contains two windows at first floor level. However, these windows serve a bathroom and landing which are not habitable rooms. Therefore, it is not considered that the proposed extension would unduly affect the light or outlook received by any habitable rooms.

The plans confirm the provision of adequate natural light and outlook to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Other considerations

In other considerations the development would not impact on existing parking or vehicle access arrangements for the property and it is considered that the application would have no undue impact on highway safety, in accordance with policy DM1 of the Core Strategy.

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:

- Ex Site & Location Plans. Drg no. 12/23/119
- Proposed Site & Location Plans. Drg no. 12/23/119
- Existing & Proposed Plans & Elevations. Drg no. 12/23/119. Rev A

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 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	04/03/2024	Signed: BM
Authorisation	03/04/2024	Signed: RC

Report Author Bob Melling