

Application Number:	23/00132/HOUS
Location:	40 Penrhyn Avenue, Middleton, M24 1EQ
Proposal:	Single storey side extension following demolition of existing garage
Applicant:	Mrs Janine Davies
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. 40 Penrhyn Avenue, a two storey, semi-detached dwelling located on a residential street in Middleton. The subject property benefits from an existing attached garage with off-street parking to the front of the dwelling.

The dwelling adjoins no. 38 Penrhyn Avenue to the northwest and is adjacent to no. 42 to the southeast. The curvature of the road means that no. 40 and no. 42 are angled away from each other and the ground levels rise slightly in a south-easterly direction so that no. 42 is located on higher ground than no. 40.

The dwellings along Penrhyn Avenue share a high degree of uniformity in respect of their age and style, with many of the dwellings having attached link garages formed with party walls.

Description of Proposal

Permission is sought for a single storey side extension that would sit flush with the existing front wall and project 3.26m from the existing side elevation. It would be set back 2.29m from the existing rear elevation and retain a minimum gap of 0.79m between the dwelling and side boundary. It would feature a dual-pitched, gable-style roof with a height to eaves of 2.49m and a maximum height of 3.6m.

Fenestration for the development is proposed as a window to the front elevation to serve a cloakroom, a window to the side elevation to serve a living room and a

glazed exit door to the rear elevation to serve the living room, with two roof lights proposed to the rear roof slope of the extension.

Construction materials would be brickwork and roof tiles to match the existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties and 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

Following concerns raised by the Council in respect of the design of the proposed extension, amended plans were submitted to set the front wall of the extension flush with the front wall of the host dwelling, to bring the ridge height down and to widen and centralise the proposed window on the front elevation.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The dwellings along Penrhyn Avenue have been variously modified since their completion and the presence of attached link garages and single storey side extensions is characteristic of the surrounding built form. It is noted that where attached link garages and side extensions exist along Penrhyn Avenue, these are set flush with the front wall.

Initially, it was considered that the forward projection and window detailing to the front wall would give the extension an undue prominence when viewed in the context of the street scene. As a result, amended plans were submitted to overcome these concerns by setting the front wall flush with the front wall of host dwelling and widening and centralising the window to the front wall.

The proposed development would be of an appropriate scale and would not appear out of character with the surrounding street scene.

It would be constructed in a material palette coherent with the original build and wider street scene, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

The retention of a minimum 0.79m gap between the extension and boundary fence would ensure that the existing bin storage arrangements to the rear of the property would be unaffected.

In light of the above assessment, 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

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 Guidelines and Standards for Residential Development SPD sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

- 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;
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

Whilst the proposed window to the side of the extension, which serves a living area, would measure approximately 4.2m to the attached garage wall of the adjacent dwelling, no. 42, it is noted that the two dwellings are angled away from each other given the curvature of the road. Therefore, the proposed fenestration would not directly face the adjacent dwelling. Further to this, it should be noted that the application property is sited on lower ground than the adjacent dwelling and that the side elevation of the adjacent dwelling contains one single window (ground floor) that

does not appear to be a principal window to a habitable room. Therefore, it is considered that the proposed window to the side elevation of the extension would not result in undue harm to the amenity of the neighbouring occupiers.

The dwellings to the front have an existing facing distance of some 20.8m and, therefore, the proposed window to the front is not considered to result in an undue loss of privacy to the facing occupiers.

The glazed single door to the rear of the extension would face the side elevation of the adjacent dwelling, no. 42, at an acute angle. Again, it is noted that no. 42 does not appear to have any principal windows to habitable rooms to the side elevation. Further, the existing solid boundary treatment and differing ground levels would ensure that views shared between the properties would be limited.

The submitted plans confirm the retention of a suitably sized rear garden of a functional layout and that all habitable rooms would receive a satisfactory amount of natural light.

In light of the above, the extension is not considered to substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of neighbouring properties. It is therefore considered that it accords with the requirements of policy DM1 of the Rochdale Core Strategy, 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:

- Existing Site Block And Location Plan. Drg no. 689-01
- Existing Ground Floor Plan. Drg no. 689-02
- Existing Roof Plan. Drg no. 689-03
- Existing Elevations. Drg no. 689-04
- Proposed Site Block And Location Plan. Drg no. 689-05A
- Proposed Ground Floor Plan. Drg no. 689-06C
- Proposed Roof Plan. Drg no. 689-07B
- Proposed Elevations. Drg no. 689-08A

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	30/03/2023	Signed: BM
Authorisation	03/04/2023	Signed: RC

Report Author Bob Melling