APPLICATION NUMBER: 21/00189/HOUS

Application Number:	21/00189/HOUS
Location:	26 Elleray Road Middleton M24 1NY
Proposal:	Single storey rear extension including addition of door to existing ground floor rear elevation, following demolition of existing single storey outbuilding
Applicant:	MR TIM DEMPSEY
Case Officer:	Emily Sykes
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.26 Elleray Road, a two storey semi-detached dwelling located on an architecturally similar street in South Middleton. The dwelling faces east on to the highway, adjoining to no.24 to the north and adjacent to no.28 to the south. The rear boundary of curtilage borders the rear gardens of the dwellings on Greenway. The property benefits from off-road parking to the front of the dwelling, a two storey side extension, a sufficiently sized rear garden and a detached outbuilding to the rear of the property.

Description of Proposal

The application proposes a single storey rear extension, following the demolition of the existing outbuilding. This will be constructed with a pitched roof with two roof lights on each roof slope. The proposed development will have a projection of 6.1m and a width of 3.9m. The rear elevation will feature a set of bi fold doors and the north side elevation will feature a large window. The proposed development also involves a door be installed on the rear elevation of the host dwelling in place of an existing window. The proposed development will be constructed in matching materials to the host dwelling.

Relevant History

03/D42132 – Two Storey Side Extension To Dwelling

Granted Subject To Conditions

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and no representations were 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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with

matching materials to the host dwelling, meaning that it appears in keeping with the design language of the property.

Due to the proposed development's location to the rear of the dwelling and limited height, it is considered to appear subservient to the host dwelling and does not overwhelm the character of the property. Whilst the proposed development is considered to be of large massing in terms of its projection, this is not considered be an incongruous addition to the dwelling as it has the same projection as the existing outbuilding.

The proposed pitched roof design is considered to be in keeping with the design language of the host dwelling. The addition of the door at the rear of the dwelling and the fenestration on the proposed development is considered to be acceptable within its size, positioning and massing.

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

Policy DM1 of the Council's adopted Core Strategy 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. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 5.6 of the SPD states that single storey rear extensions on attached properties should not extend past a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling. The proposed development projects approximately 6.1m from the rear of the host dwelling. Paragraph 5.7 of the SPD states that 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. As the proposed development is positioned 5m from the shared boundary of curtilage with no.24 Elleray Road, it is in accordance with the guidance found in the SPD and is therefore considered to not cause undue harm to the neighbouring occupiers at no.24.

Furthermore, the proposed single storey rear extension has the same projection as the existing detached outbuilding, except for the existing 1.5m between the rear of the host dwelling and the outbuilding. The proposed development extending across this 1.5m gap is not expected to cause any further harm to the neighbouring occupiers' amenity. Whilst the proposed development is not in accordance with the guidance in the SPD, it is not considered to add any further undue harm to the neighbouring occupiers' amenity. Moreover, the existing outbuilding has a maximum height of 3.6m and the proposed development has a maximum height of 3.2m, meaning it is considered that the proposed development may have less of an overbearing impact than the existing outbuilding.

The proposed single storey rear extension features a large window on the north side elevation. Whilst this is facing towards the neighbouring garden at no.24, it is not considered to unduly harm the privacy of the neighbouring occupiers. This is due to the proposed development being set well away from the shared boundary of curtilage and the placing of the fence along this boundary also acting as a screen between the two gardens.

By virtue of the retention of adequate supply of light to all habitable rooms and a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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.

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. This permission relates to the following list of submitted plans, drawings and documents:

   - Existing Plans (CM255 EX 01)
   - Proposed Plans (CM255 PL 01c)
   - Existing Elevations (CM255 EX 02)
   - Proposed Elevations (CM255 PL 02c)
   - Proposed Site and Location Plan (CM225 PL 03)
   - Ground Floor Plan (CM255 PL 04d)
   - Proposed Site and Location Plan (CM255 PL 07)

   and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, 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	16/03/2021	Signed: ES
Authorisation	24/03/2021	Signed: EH

Report Author Emily Sykes