APPLICATION NUMBER: 20/01066/HOUS

Application Number:	20/01066/HOUS
Location:	140 Hollin Lane Middleton M24 5LB
Proposal:	Proposed single storey side extension
Applicant:	Mrs Elizabeth Roche
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**

Location

The application relates to 140 Hollin Lane, a semi-detached dwelling located amongst similar 1930s style housing on an architecturally varied road in Hopwood Hall, Middleton. The property is south-east facing, adjoining No.138 to the south-west of the dwelling and adjacent to No.142 which is sited to the north-east of the property. The rear boundary of 140 Hollin Lane backs onto 35 and 37 Kirkstall Road.

Description of Proposal

This application proposes a single storey side extension which would project off the north-east side of the property. This extension is set back 5m from the front of the original dwelling and set flush with the existing most rear wall of the property. It will project approximately 1.3m from the side elevation and will be 5.9m in length.

The proposed side extension will be completed with a dual-pitch roof and will use materials that match the host dwelling. The enlargement is to include a ground floor north-east facing window and single door.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

None Applicable

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

- The proposed enlargement appropriately replicates the design language of the host dwelling by including a dual-pitch roof which has a mirrored ridge orientation. The proposal also uses matching materials to that of the host dwelling.
- The proposed enlargement is set back 5m from the front of the host dwelling, meaning that it will not be prominent in the street scene and providing an acceptable design. Along with the 1.3m side elevation, this provides a suitably subservient design for the proposal with an acceptable scale and massing.
- The proposed fenestration size and type is considered acceptable as they are in keeping with those on the existing host dwelling.

- Overall, 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

Overshadowing and Overbearing Impact

- The proposal will be sited towards the common boundary with No.142, with the north-east facing elevation running parallel to the boundary.
- Although it may erode the space on an already overshadowed area, it is considered that the proposal will not unduly overshadow or overbear the neighbouring property.
- The proposal is not considered to have an unacceptable level of overshadowing or overbearing impact, as a result of the proposed enlargement complying with the space standard requirements located in Section 5.11 of the SPD.

Privacy

- The proposed enlargement results in there being 5m between the side elevation and No. 142, which is less than the minimum space standards outlined in Section 4.1 of the SPD regarding the distance between single storey elevations and principal windows. However, the windows on the side elevations of the proposed enlargement at No.140 and existing side elevation at No.142 are not principal windows and do not lead to a habitable room, deeming this proposal to be considered acceptable.
- Furthermore, the solid fence panels between the curtilage of the two properties would provide sufficient privacy, hence this proposal would be considered acceptable.

Occupier Amenity

- The proposal retains sufficient garden space with a functional layout to the rear of the property, as per section 5.4 of the SPD.
- Access to the garden and bin storage is retained within the proposal at the north-east side of the dwellinghouse.
- All habitable rooms would be supplied with light and outlook.

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 and Elevations (796-20-01)
- Proposed Plans and Elevations (796-20-02)

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	06/10/2020	Signed: Emily Sykes
Authorisation	22/10/2020	Signed: Alison Truman

Report Author Emily Sykes