APPLICATION NUMBER: 21/00044/HOUS

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Location:	40 Worcester Road Middleton M24 1WZ
Proposal:	First floor side extension, single storey rear extension and rear dormer extension
Applicant:	Mr & Mrs A. Smith
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.40 Worcester Road, a two storey semi-detached dwelling located on an architecturally similar street in South Middleton. The dwelling faces south-east on to the highway, adjoining to no.38 to the north-east and adjacent to no.42 to the south-west. As the dwelling is located near to a bend in Worcester Road, the dwelling and curtilage is positioned at a different angle to those at the neighbouring properties. The rear boundary of curtilage borders a field. The applicant property benefits from a part two storey/ part single storey side extension with an attached garage, off road parking to the front of the dwelling and a sufficiently sized rear garden.

Description of Proposal

The application proposes a first floor side extension which will be situated behind the existing two storey side extension and will sit flush with the rear wall of the host dwelling. It will be set away 0.2m from the shared boundary of curtilage with no.42 Worcester Road and is set down from the roof ridge on the host dwelling. The proposed extension will be constructed with an appropriately placed hipped roof with a double window located on the proposed rear elevation.

The proposed development also features a single storey rear extension which will be constructed with a flat roof, featuring two roof lights. It will project approximately 2.9m from the rear of the host dwelling with a set of bi-fold doors located on the rear elevation alongside a window leading to a proposed WC.

The proposed rear dormer extension is of a modest sizing, set in from the roof ridge and eaves level of the property. It will project across the roof on the host dwelling and proposed first floor side extension, constructed with a flat roof with a window on the rear elevation.

The proposed development will be constructed in matching materials to the host dwelling.

Relevant History

88/D21666 – Single Storey Extension To Side Of Dwellinghouse

Granted Subject To Conditions

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed for wider publicity. One representation was received in objection to the development. The representation raised concern that the first floor side extension would encroach on to their property. This is as a result of the angle of the plots being acute at the rear, resulting in the guttering on the proposed development overhanging their property. This has been addressed by amending the proposed first floor side extension to be set away 0.2m from the shared boundary of curtilage, to ensure that it does not overhang the neighbouring boundary of curtilage.

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

The proposed first floor side extension was amended to be set away 0.2m from the shared boundary of curtilage with no.42 Worcester Road. This was to ensure that the guttering on the proposed development did not overhang the neighbouring dwelling.

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.

The proposed hipped roof on the first floor side extension is considered to be appropriate within its design. Whilst the proposed flat roof on the single storey rear extension is not considered to be of high quality design, many of the neighbouring dwellings also have flat roof extensions meaning that the proposed development does not unduly harm the character of the local area. Furthermore, as it is located to the rear of the dwelling, it will not be highly visible from the street scene and therefore is considered to be appropriate.

The proposed fenestration is considered to be appropriate within its size, positioning and design. Whilst the bi-fold doors are not considered to be typical of the local area, due to their positioning at the rear of the dwelling away from public viewpoint, they are not considered to harm the design language of the street scene.

The proposed development is considered to be subservient to the host dwelling as it is located to the rear of the property, with the proposed first floor side extension being situated behind the existing two storey side extension. For this reason, the proposed development does not create any harm to the street scene in terms of the 'terracing effect' as it is not visible from the highway.

Paragraph 5.16 of the Guidelines and Standards for Residential SPD states that dormer extensions can be visually prominent and therefore it is important that they are carefully designed and sited. It states that rear dormers should be modest in size and not occupy a disproportionately large portion of the roof, which it is considered that the proposed development is in accordance with. The proposed development is also in accordance with the principles which apply to dormer extensions under paragraph 5.17 of the SPD except for section (iv) which states that dormers with flat

roofs should be avoided. However, this principle then states that this would be acceptable if they are considered to better respect the design of the host building and character of the area. Whilst there aren't many dormer extensions within the surrounding local area, there is a property on the same row of houses with a flat roof dormer extension. Moreover, it is noted that it appears that this would be allowed as permitted development under Class B of the General Permitted Development Order 2015.

Paragraph 3.12 of the Guidelines and Standards for Residential Development SPD states that residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. The proposed development does not impact the existing bin storage arrangements, with the host dwelling and many of the surrounding properties storing their bins to the front of the host dwelling. This is not considered to unduly harm the character of the local area as a result.

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 first floor side extension was amended so that it was set 0.2m away from the shared boundary of curtilage with no.42, meaning it does not overhang the neighbouring property. As the proposed first floor side extensions sits flush with the rear wall on the host dwelling, projecting 0.5m from the rear of the neighbouring dwelling at no.42 Worcester Road. The proposed first floor side extension is not considered to be unduly overbearing to the neighbouring occupiers' enjoyment of their rear garden. The neighbouring property has a side window which could be left with a more limited outlook and reduced light as a result of the proposed side extension. However, this is not considered to be unduly harmed as it is considered that this is not a principal window, with the window on the rear elevation leading to the same room.

Paragraph 5.17 of the Guidelines and Standards for Residential Development SPD states that dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. As the rear boundary of curtilage borders a field, it is considered that the proposed development is in accordance with the minimum space standards and does not overlook any neighbouring properties. The proposed first floor side extension is also in accordance with the minimum space standards outlined in section 4 of the SPD for the same reason.

Whilst the proposed first floor side extension may provide an increased viewpoint of the neighbouring rear gardens, it is not considered that the neighbouring occupiers' amenity will be unduly harmed by this. Furthermore, as noted above, it appears that the hip to gable loft conversion and dormer extension would be allowed as permitted development under Class B of the General Permitted Development Order 2015.

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:

   - Site Plan
   - Site Plan as existing
   - Elevations and Plans as Existing (drawing 1)
   - Ground Floor Plan as Proposed (drawing 2)
   - Rear and Side Elevation as Proposed (drawing 4)
   - First Floor Plan as Proposed
   - Attic Floor as proposed (drawing 8)
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   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	18/03/2021	Signed: AT

Report Author Emily Sykes