

Application Number:	22/01453/HOUS
Location:	38 Walsingham Avenue Middleton M24 1SR
Proposal:	Part two-storey part single-storey rear extension, insertion of new window to first floor side elevation following demolition of existing rear conservatory
Applicant:	Mr Nick Paphitis
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 property lies in the Defined Urban Area and is set amidst a modern development of similar two-storey detached houses. The dwelling is situated at the end of a cul-de-sac, adjacent to no. 40 to the south-east and no. 36 to the north. To the rear of the property is a large parcel of recreational open space. The dwelling is open plan to the front and has its rear garden bounded by fencing of around 2 metres in height. An existing conservatory has been added to the rear of the house and the dwelling has two off-street parking spaces to the front.

Description of Proposal

Permission is sought for a part single storey, part two storey rear extension with a rearward projection of 4.05m at a ground floor level and 2.7m at a first floor level. The extension spans the full width of the host dwelling and has a gable roof which sits flush with the existing eaves and ridge. The part single storey extension has a lean-to roof with three roof lights. The extension is to be constructed in brickwork and roof tiles to match the existing dwelling. The floor plans indicate the insertion of one new window at a first floor level to the south-facing side elevation. The extension will replace an existing conservatory, which is to be demolished.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No letters of representation were received.

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

Concerns were raised by the Council regarding the insertion of an obscurely glazed first floor bedroom window on the existing north-facing side elevation. It was considered that the window would provide an inadequate amount of natural light and outlook to a habitable room. Amended plans were submitted to overcome this concern by reconfiguring the first floor layout and removing the window.

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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.”*
- ☐ The proposal relates to a part single storey, part two storey rear extension including the insertion of a first floor window to the existing south-facing side elevation. The proposed development is constructed in matching brickwork with a gable roof topped in matching tiles.
- ☐ Paragraph 5.1 of the SPD states that all new developments *“should be designed to be in keeping with the host property and generally should be subservient to it.”* Whilst the proposed rear extension would have a relatively large scale and massing and the proposed ridgeline to the gable element would not be set down from the existing ridgeline, there would be limited views of the extension from the public realm and the extension would be in keeping with the domestic character of the host property. On this basis, it is considered that the development would provide an appropriately designed and scaled extension that would not unduly harm the character of the host dwelling or the visual amenity of the surrounding street scene.

Summary

- ☐ In view 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

Overbearing and overshadowing impact

- ☐ Paragraph 5.6 of the SPD provides the following maximum standard for single storey extensions; *“for detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ☐ 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 dwelling(s).”*
- ☐ The proposed rear enlargement would comply with the above guidance in relation to no.36 Walsingham Avenue. Therefore, the proposed enlargement is not considered to result in an undue loss of light or overbearing impact with regards to no.36.
- ☐ The proposed enlargement would not comply with the above guidance in relation to no.40 Walsingham Avenue. However, it should be acknowledged that no.40 is set significantly further forward of the application property, thus meaning that the original build of no.38 projects 7.84m beyond the rear

elevation of no.40. It is accepted that the proposed extension would further increase this level of projection beyond the rear of no. 40. However, given the existing relationship between the two properties it is not considered that the proposed development would result in an undue level of harm beyond the impact of the existing two storey dwelling which results in some existing overshadowing, especially in the late summer evenings owing to the orientation. Further to this, the roof of the proposed extension would be hipped away from no.40, which would retain unimpeded, open aspect views to the south west. With these factors in mind it is not considered that the development would have an unduly harmful impact on no. 40 as a result of overshadowing.

Privacy

- ☐ Section 4.1 of the SPD offers guidance on space standards between properties. It states that there should be *“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.”*
- ☐ The proposed fenestration to the rear faces a large parcel of recreational open space. Therefore, it would not unduly impact the neighbouring amenity.
- ☐ The plans indicate the insertion of a bathroom window in the existing south-facing side elevation. This window overlooks the rear garden of no.40 Walsingham Avenue, however the plans confirm that this window is to be fitted with obscure glazing. This would prevent an undue loss of privacy to the neighbouring rear windows and garden.

Occupier amenity

- ☐ 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.

Summary

- ☐ In view of the above assessment, the proposal would not unduly impact on the amenity of the neighbouring occupiers and would be in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact the existing provision of parking available at the property. It is therefore considered that the current parking arrangements at the site would be acceptable and would accord with policies T2 and 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:

- Existing Site Block And Location Plan. Drg no. 597-01
- Existing Ground Floor Plan. Drg no. 597-02
- Existing First Floor Plan. Drg no. 597-03
- Existing Roof Plan. Drg no. 597-04
- Existing Elevations. Drg no. 597-05
- Proposed Site Block And Location Plan. Drg no. 597-06
- Proposed Ground Floor Plan. Drg no. 597-07A
- Proposed First Floor Plan. Drg no. 597-08A
- Proposed Roof Plan. Drg no. 597-09
- Proposed Elevations. Drg no. 597-10A

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.

4. Notwithstanding the obscure glazing shown on the 'Proposed First Floor Plan' drawing no. 597-08A, prior to first occupation of the extension hereby permitted the window in the first floor on the side elevation facing 40 Walsingham Avenue shall be fitted with a textured glass with an obscuration level of no less than Level 3 of the Pilkington Glass scale (or equivalent), and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	15/12/2022	Signed: BM

Report Author Bob Melling