APPLICATION NUMBER: 20/01223/HOUS

Application Number:	20/01223/HOUS
Location:	21 Compton Way Middleton M24 2BU
Proposal:	Two storey side extension and extension of rear dormer
Applicant:	MR COMPTON
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.21 Compton Way, a two storey semi-detached dormer bungalow on an architecturally similar estate in East Middleton. The dwelling faces south-east on to the highway, adjoining with no.19 to the west and adjacent to no.23 to the east. The dwelling sits on a row of semi-detached dormer bungalows and faces two-storey semi-detached properties which are composed of matching materials. The rear boundary of curtilage borders on to the side boundary of curtilage at no.1 Easton Close. The dwelling benefits from a detached garage to the east of the front elevation.

Description of Proposal

The application proposes the erection of a two storey side extension and an extension of the existing rear dormer.

The two storey side extension is approximately 6.8m in length, set back 1m from the front wall of the host dwelling and sitting flush with the rear wall of the property. It extends across the curtilage situated at an angle to the adjacent property at no.23, positioned approximately 0.35m from the common boundary at its nearest point and approximately 1m at the furthest point. The proposed two storey side extension will be constructed with an appropriately located gable end roof. At the bottom of the two storey side extension, the driveway will be excavated to allow for a bin store. The

front and rear elevation consist of a window on the ground floor, with a small roof window being located on the front elevation.

The proposed rear dormer extends from the existing rear dormer across to the proposed two storey side extension. This will be constructed with a flat roof and materials to match the existing front and rear dormer, with a window to match the ones on the existing rear dormer.

The proposed enlargement will be constructed with matching materials to the host dwelling.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of representation were sent out to all surrounding neighbours. One representation was received in objection to the proposed development. It raised concerns that the proposed development would result in a loss of sunlight and daylight to the rear of the neighbouring property. The objection also notes the concern that the proposed development will result in the neighbouring occupiers feeling overlooked, with a loss of privacy to both the neighbouring garden and property. Furthermore, it was raised that the proposed development would be out of keeping with local design and character.

This objection will be assessed within both the design and amenity sections of this report.

Concern was raised about financial loss to the property as a result of the proposed development. However, this is not a material planning consideration.

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

Amended plans were requested in order that the two storey side extension is set back 1m from the front wall of the dwelling and set down from the roof ridge by 0.5m. The front dormer extension has been removed from the originally submitted plans and replaced with a single window on the roof of the two storey side extension, with the rear dormer extension remaining the same as the original proposed plans.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that extensions should be designed to be in keeping with the host property and should generally be subservient to it. Due to the amendments made to the planning application, the proposed enlargement is not set back from the front wall and eaves level of the existing property. Rather than appearing to be part of the host dwelling as within the original design, the proposed enlargement sits in subservience to the host dwelling and therefore is not considered to be an incongruous feature on the street scene.

The host dwelling is positioned within a row of properties which are architecturally similar. The three surrounding dormer bungalows have all had a degree of adjustment to the original dwellings, with the adjoining property having an enlargement to the front of the dwelling and the adjacent property having a single storey side extension. The adjoining property at no.19 Compton Way also has a single storey rear extension.

The neighbour objection raised concerns that the proposed development would not be in keeping with local character. Whilst the proposed two storey side storey is not alike to the surrounding dwellings and is highly visible from the street scene, it is considered that because it has been amended to be set back from the front wall and set down from the eaves, it does not unduly harm the street scene. The amended proposed two storey side extension also does not feature the extended front dormer, appearing more subservient and less dominant on the street scene.

The proposed rear dormer extension will be constructed of the same style as the existing rear dormer, meaning its design language is in keeping with the host dwelling. Whilst none of the surrounding dwellings have an extended dormer, due to this being situated to the rear of the property it is not visible from the street scene and therefore does not unduly harm local character.

Furthermore, the proposed development will be composed with matching materials to the host dwelling, with appropriately placed roof design and fenestration. Although

the small roof window on the front elevation of the property is not in keeping with the design of the host dwelling or local character, this is not considered to unduly impact the street scene due to its sizing.

Paragraph 5.11 of the SPD states that where two storey side extensions to semi-detached dwellings extend up to the main front wall of the house and close to the boundary of curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings. In order to avoid the 'terracing effect' and to ensure the character of the property and local area is not harmed, paragraph 5.12 states that the ground and first floor of the extension should both be set back a minimum of 1 metre from the front main wall of the house. The amendments to the proposed plans are set back 1m from the front main wall of the house and hence the terracing effect is avoided.

The proposed development includes the excavation of the driveway for a bin store. This is an improvement on the existing bin storage, which sits to the front of the property at public viewpoint.

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

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that extensions should be carefully designed to protect the amenity of the occupants of adjoining properties.

The proposed two storey side extension sits flush with the rear wall of the property, extending approximately 1.8m from the rear wall of the adjacent property and remaining set back from the rear wall of the adjoining property. The guidance found within paragraph 5.9 of the SPD for two storey extensions states that planning permission will not normally be granted if they project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjacent dwelling. This proposed development is acceptable as per these guidelines. It is considered that there may be some increased overshadowing to the attached garage at no.23 Compton Way. However, as this is already shaded due to the areas' positioning between no.21 Compton Way and the rear of no.23 Compton Way it is not considered that the proposal will exacerbate this to a significant degree.

The neighbour objection also raises concern about a loss of privacy and increased overlooking as a result of the proposed development. Paragraph 4.1 of the SPD outlines the space standards which new developments must follow in order to ensure that the impact is not so significant that it results in unacceptable harm to the amenity of neighbouring occupiers. It is noted that because the proposed development is in keeping with these space standards and does not extend an unacceptable amount past the neighbouring properties, it will not cause undue harm to the neighbouring occupiers' amenity.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of 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.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development results in the demolition of the existing detached garage. However, this outbuilding does not appear to be utilised as a garage, instead being used as outdoor storage. Furthermore the existing outbuilding appears to be run down and does not positively impact the visual amenity of the street scene.

The proposed development retains off-street parking to the front of the property and therefore the proposed parking arrangements are acceptable in accordance with policies T2 and DM1

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 plans:

- Site and Location Plans (08/20/117)
- Existing and Proposed Plans and Elevations (08/20/117 – Rev A)

   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 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	30/11/2020	Signed: ES
Authorisation	1/12/2020	Signed: KN

Report Author Emily Sykes