

**APPLICATION NUMBER: 24/00192/HOUS**

|                                         |                                                   |
|-----------------------------------------|---------------------------------------------------|
| <b>Application Number:</b>              | 24/00192/HOUS                                     |
| <b>Location:</b>                        | 21 Malta Close, Middleton, M24 2BT                |
| <b>Proposal:</b>                        | Two storey side and single storey rear extensions |
| <b>Applicant:</b>                       | Mrs Rabiya Azami                                  |
| <b>Case Officer:</b>                    | Bob Melling                                       |
| <b>DETERMINATION DATE</b><br>02.05.2024 | <b>EXT OF TIME</b>                                |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>                |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b>   |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

**Location**

The application relates to no. 21 Malta Close, a two-storey, detached dwelling located in Middleton. The application property is orientated northwest towards the turning head of the cul-de-sac. It is adjacent to no. 19 Malta Close to the north and adjacent to Authority-owned land to the south, which makes up school playing fields for St. Gabriel's Primary School. The rear boundary of the curtilage borders a railway line to the east.

**Description of Proposal**

Permission is sought for a two-storey side extension that would project 3.15m from the existing side elevation and be set back 0.17m at ground and first floor levels from the main front wall. The proposed extension would have a dual-pitched roof and the ridge line would be set down.

The submitted plans also include a single-storey rear extension with a lean-to roof that would project 2.63m from the existing rear elevation.

The proposed development would be constructed in materials to match existing.

**Relevant History**

N/A

### **Township/Member comments**

N/A

### **Consultee responses**

N/A

### **Representations**

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

### **Policy**

#### **National**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### **Sub-Regional**

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

**JP-P1** Sustainable Places

#### **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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | Schedule of Parking Standards       |

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

### **Amendments**

N/A

### **Assessment**

### **Design: DM1 and P3**

- ② Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and to “*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.*” In addition, section 5.1 of the SPD states that development proposals should be “*in keeping with the host property and generally should be subservient to it.*”
- ② The proposed side extension would be an appropriate width, at less than half the width of the original property, and it would include a marginal set back from the existing front wall. Whilst the proposed side extension would not be truly subservient to the existing property, it is noted that the application property is sited at the end of a cul-de-sac, with the proposed two-storey side extension being minimally visible from public vantage points. Therefore, although not fundamentally a subservient addition, other factors combine to reduce the overall impact and the lack of subservience of this element of the proposal is not enough to warrant refusal of the application.
- ② Due to the application property being the last property on a cul-de-sac, only having one neighbouring property and staggered elevations between it and no. 19 Malta Close, there is not considered to be a risk of a terracing effect occurring at this location.
- ② No concerns are had with the design of the proposed single-storey rear extension, which would be of an appropriate scale, roof form and design.
- ② The materials to be used in construction of the proposed extensions are indicated to match those used in construction of the existing property.
- ② Section 3.12 of the SPD requires bins to be stored out of public view. It is considered that ample space would remain for the storage of bins in a position that is sufficiently screened from public view.
- ② The scale and design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE Joint Development Plan and the NPPF.

### **Amenity: DM1 and SPD**

- ② The proposed single-storey rear extension would comply with the requirements of section 5.6 of the SPD relating to rear extension projection limits and would not result in any undue loss of amenity for the occupants of no. 19 Malta Close.
- ② Minimum distance requirements set out in section 4.1 of the SPD are satisfied by virtue of having no direct facing neighbours to the rear and approximately 29m of separation between direct front facing neighbours.
- ② The submitted plans confirm that all habitable rooms would be supplied with adequate light and outlook including the retention of a suitably sized private garden.
- ② In light of the above, the proposal would not unduly impact the amenity of the occupants of neighbouring properties and therefore accord with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

## **Highways and Parking:** DM1 and T2, Appendix 5

- ② The proposals would retain two off-street parking spaces which would be considered acceptable for a dwelling of this size.
- ② The proposed parking arrangements are therefore 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. The permission relates to the following plans:

- Location Plan. Dated 28/02/2024
- Existing and Proposed Site Plan. Drg no. 100
- Existing Plans. Drg no. 101
- Existing Elevations. Drg no. 102
- Option 2 Proposed Plans. Drg no. 105
- Proposed Elevations. Drg no. 106. Rev A

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.

### **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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 04/04/2024  | Signed: BM     |
| <b>Authorisation</b>    | 18/04/2024  | Signed: RC     |

Report Author Bob Melling