

Application Number:	23/00150/HOUS
Location:	5 Torver Drive, Middleton, M24 4FP
Proposal:	Single storey rear and side extension, front porch extension and alteration to existing fenestration on side elevation
Applicant:	Mrs Olukemi Amusa
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

This application refers to no. 5 Torver Drive, a two storey, semi-detached dwelling located on a small cul-de-sac of similar dwellings in Middleton. The application property is set back between 6 and 10m from the highway and benefits from a front garden and driveway. To the rear is a private garden which extends between 11 and 22m to the boundary with the grounds of the Presbytery of Our Lady's Church on Bowness Road. It is noted that the properties on Torver Drive and the adjacent street settings have been variously modified since completion with all the dwellings on Torver Drive having implemented side extensions.

Description of Proposal

Permission is sought for a single storey side and rear extension with a flat roof that would have a height to eaves of 2.77m, project 4.5m from the existing rear elevation and 1.35m from the existing side elevation. It would be 9.32m in width, from a point 0.58m off the boundary with the attached property, and have a stepped rear wall at a point 3.6m in depth. The proposals also include a front porch extension with a dual-pitched, gable-style roof and a footprint of 2.69m by 1.35m.

Fenestration for the development is proposed as a UPVC door and glazed surround to the front porch, a window and set of 3.83m wide bi-fold doors to the rear elevation to serve the open plan kitchen/dining/family area with a glazed lantern over and the

existing kitchen door to the side elevation is to be partially infilled to create a new single window to serve the proposed utility room.

Relevant History

23/00151/CPL Application for a certificate of lawfulness for proposed rear dormer including alteration of roof from hip to gable
Decision - Grant

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)

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

Following concerns raised by the Council in respect of the formation of a hipped roof over the existing flat roof and the intersection between this roof form and the hip-to-gable roof conversion granted under application ref: 23/00151/CPL, including the subsequent lawfulness of the CPL application, amended plans were submitted to remove the proposed roof alteration.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Whilst the dwellings along Torver Drive are of a similar age and style, they have been variously modified since their completion. Each property has been extended to the side, whilst nos. 1 and 3 have constructed front porch extensions.

The proposed front porch extension would have an appropriate scale and would not appear overbearing or out of character with the surrounding street scene.

The proposed single storey side and rear extension would feature a flat roof with a roof lantern that would not be in-keeping with the roof form and traditional style of the original build. However, given the positioning of the property, location of a 2-3m tall boundary hedge and the 7.56m set back of the extension from the front wall of the host dwelling, the proposed rear extension would be afforded limited visibility from the public realm.

Overall, it is considered that the proposed extensions would be of an appropriate scale, design and materiality that would have a limited effect on the visual amenity of the host dwelling and street scene. 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 requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.6 of the SPD provides guidance in respect of single storey rear extensions. It states "for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)." Further, if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

In respect of no. 7 Torver Drive, the attached property, the extension has been set 0.58m away from the common boundary and the rear wall has been staggered in order that the extension does not surpass a 45 degree line drawn from a point 3m along the boundary. On this basis, it is considered that the proposed extension would not result in any undue harm to the adjoining occupiers and would be acceptable.

Given the curvature of the road, nos. 3 and 5 Torver Drive angle away from each other to the rear. As a result, the extension is set between 2.2m and 2.6m away from

the common boundary with no. 3. Given this reasonable separation distance, it is not considered that the proposed extension would result in any undue harm to the amenity of the adjacent occupiers and would be acceptable in this regard.

In respect of occupier amenity, it is noted that the proposed play room (existing dining room) would experience a significant reduction in natural light as a result of the proposed development. Whilst the Council may take into account the future likely use of proposed and existing rooms in determining whether they should be considered 'habitable', it is considered that the property would benefit from sufficient habitable living and dining space in order that the proposed play room can be determined a functional space. Therefore, it is considered that sufficient natural light would be provided to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, 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 plans:
 - Existing Site Block And Location Plan. Drg no. 692-01
 - Existing Ground Floor Plan. Drg no. 692-02
 - Existing First Floor Plan. Drg no. 692-03
 - Existing Roof Plan. Drg no. 692-05
 - Existing Elevations. Drg no. 692-06
 - Proposed Site Block And Location Plan. Drg no. 692-07A
 - Proposed Ground Floor Plan. Drg no. 692-08D
 - Proposed First Floor Plan. Drg no. 692-09D
 - Proposed Elevations. Drg no. 692-12B

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 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, except the roof material of the rear extension, 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	05/04/2023	Signed: BM
Authorisation	06/04/2023	Signed: RC

Report Author Bob Melling