APPLICATION NUMBER: 19/00111/HOUS

Application Number:	19/00111/HOUS
Location:	7 Bamford Avenue Middleton M24 2GE
Proposal:	Erection of side extensions and rear extension together with removal of chimneys - Resubmission of 18/01187/HOUS
Applicant:	Mrs Jessie Connolly
Case Officer:	Osian Perks
Recommendation:	**Refuse**

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**

Location

This application relates to a single storey, detached domestic property sited within a residential area of Middleton. It is built with a bay window to front.

The application property is one of a group fronting the North West side of Bamford Avenue which have a high degree of uniformity in their design by virtue of their roof pitch, front facing gable design and proportions.

Description of Proposal

Planning permission is sought for the following:

- The erection of flat roofed side extensions to both the South West side and South West side. The extension to the South West would be set approximately 1.25m away from the front elevation of the host dwelling.The extension to the North East side would be positioned approximately 6.7m away from the front elevation of the host dwelling.
- The erection of a rear extension measuring 3metres, measured from the rear elevation of the host dwelling. This would be built with a pitched roof and would have a ridge height equal to that of the host dwelling.
- The removal of the existing chimneys.

Relevant History

18/01187/HOUS- Erection of side extensions and rear extension together with replacement of existing roof and removal of chimneys. Refused for the following reason:
The proposed side extensions and roof alteration would significantly erode the character and appearance of the host dwelling and the resultant property would appear out of character with the highly uniform and equally spaced row of detached single storey dwellings to which the property belongs. As such, the proposal would constitute poor quality design and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Township/Member comments

None received

Consultee responses

n/a

Representations

None received

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

None Applicable

Assessment

Design: DM1 and P3

Whilst some extensions and alterations have been made, the appearance of the properties on the North West side of Bamford Avenue have a high degree of uniformity, due to their very similar proportions, even spacing, dual pitched roofs and gable fronted designs.

Along with the uniformity of their design, the strong character of the street scene is created by the even spacing between each bungalow. Increasing the width of the host dwelling erodes the space between it and the neighbouring properties. This will disrupt the established spatial rhythm/pattern of development, further eroding the character of Bamford Avenue.

The proposed flat roof side extensions would adjoin the eaves of the host dwelling, appearing as an awkward and incongruous addition to the existing dwelling which is built with a dual pitched roof. As such, it is considered that the proposed side extensions are of poor design and out of character with the host dwelling and the design of the properties within the wider street scene.

In light of the above, it is considered that the proposal does not accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

The proposed rear extension would be built with a dual pitched roof, continuing the roof line of the host dwelling. By virtue of its design and size, it is considered that this element of the proposal would appear in keeping with the character of the host dwelling.

Whilst a large proportion of the properties in the street scene have chimneys, the chimneys atop the host property do not constitute a prominent or character defining feature of the host property. As such, it is considered that the removal of these features will not cause any substantial harm to the character of the host dwelling or that of the wider street scene.

The proposed alteration to the bay window to the front of the property is small in scale and any lack of uniformity with the neighbouring properties would not be easily obvious upon viewing this alteration. As such, it is considered that this element of the proposal would not significantly impact upon the character of the host property or the wider area.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. It states:

‘The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);

For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). ‘

The proposed single storey rear extension would accord with the guidance in the SPD. It is considered that by virtue of its size and design, it would not, by virtue of its size, design and orientation overshadow or have an overbearing impact upon the occupants of the neighbouring properties to any significant degree.

The proposed side extension to the South West side elevation will be built within close proximity to a living room window at the neighbouring No.5 Bamford Avenue. Given that this is only a secondary window and the outlook through this window is already limited by the existing application property, it is not considered that the loss of further outlook and light to this window resulting from the erection of the proposed extension would be so severe as to significantly adversely impact upon the amenities of residents within this room of property.

In light of the above, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy.

Recommendation Refuse for the following reason:

1. Due to their flat roof design and siting, the proposed side extensions would appear as awkward and incongruous additions to both the host dwelling and the group of highly uniform and evenly spaced properties within the street scene. As such, the proposal would constitute poor quality design and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informative:

For the avoidance of doubt, this application relates to the following plans:-

- BLOCK/ SITE PLAN 02/RevB
- PROPOSED PLANS 01Revb
- SITE LOCATION PLAN

	Date	**Officer**
Report Completed	29/03/2019	Signed: OP
Authorisation	01/04/2019	Signed: AT

Report Author Osian Perks