

Application Number:	23/00849/HOUS
Location:	87 Roundthorn Road, Middleton, M24 1FT
Proposal:	Part two storey, part single storey side/rear extension, front porch extension and alterations to existing fenestration on rear elevation following demolition of existing front porch and single storey side/rear extension
Applicant:	MR & MRS TORPEY
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 refers to no. 87 Roundthorn Road, a two-storey, semi-detached dwelling located on an architecturally similar street in East Middleton. The dwelling faces the highway to the west, adjoined by no. 85 Roundthorn Road to the north and adjacent to no. 89 Roundthorn Road to south. It is faced to the front by nos. 52 and 54 Roundthorn Road. To the rear there is open land designated as a Greenspace Corridor and this designation includes part of the rear garden. The property is sited on the outside of a gentle bend in the road, with the result that the application site widens to the rear. The host dwelling benefits from an existing front porch and single storey side/rear extension.

Description of Proposal

Permission is sought for:

- ② A front porch extension with a ground area of approximately 3.85 metres and a dual-pitched roof with a maximum height of 3.14 metres.
- ② A part two storey, part single storey side/rear extension with a sideward projection of 3.66 metres, a total length at ground floor level of 10.16 metres and a cross-gable roof set down from the main ridgeline. At ground floor level, the extension would be set flush with the existing front and rear elevations and at first floor level, it would be set back 1 metre from the

existing front elevation and project 2.82 metres beyond the existing rear elevation.

- ② Alterations to the existing fenestration to include the insertion of a bathroom window (first floor) and 3.6 metre wide bi-folding doors (ground floor) to the existing rear elevation.
- ② Additional hard-standing comprised of permeable light resin to allow the formation of two off-street parking spaces.

Materials for construction are proposed as brick, concrete tiles and uPVC to match existing.

Relevant History

93/D29884 Single Storey Side/Rear Extension To Dwelling.
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The main concerns in regards to this planning application is parking provision. The side and front extensions will remove off street parking provision from the dwelling with the extension creating additional parking demand. The size of the extended dwelling would require two off street parking spaces to be provided as part of the development proposals.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application if the required off street parking spaces can be provided. If permission was to be granted we would request no specific planning conditions.

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
G/8 Greenspace Corridors

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
G6	Enhancing Green Infrastructure
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

An amendment has been secured to indicate that the proposed extension would be constructed from brickwork in the interests of visual amenity. An additional amendment would reduce the forward and sideward extent of the proposed extension in the interests of visual amenity and to allow for the provision of adequate off-street parking.

Assessment

Design: DM1 and P3

Section 5.1 of the 'Standards and Guidelines for Residential Development' SPD states that alterations and extensions to dwellings "*should be designed to be in keeping with the host property and generally should be subservient to it.*"

The proposed side extension as viewed from Roundthorn Road would appear as a subservient addition to the host dwelling by virtue of its 1 metre setback at first floor level with the ridge set down accordingly. Whilst the sideward projection of 3.66 metres would be over half the width of the original dwelling, it is still considered to retain an appropriate level of balance and proportionality. The style of extension is characteristic of this dwelling type and the windows in the front elevation are considered to be acceptable in terms of size, style and position. The treatment of the front elevation in brickwork to match the host dwelling will ensure a satisfactory standard of design and visual appearance.

Further to the requirements of Section 5.1 are those of Sections 5.11 – 5.13, which relate to the terracing effect. However, given that the proposed side extension would not extend to within 1 metre of the boundary, it has not been deemed necessary to require any additional setback from the front elevation.

The proposed front porch would be a relatively sizeable addition to the front elevation, particularly given the increase in depth when compared to the existing porch. However, it is noted that several properties in the street scene feature large, single storey forward projections with limited effect on the building line given the curvature of the road. In addition, the proposed front porch would not be greater in width than the existing. On balance, it is considered that the proposed front porch would not result in undue harm to the character of the host property or street scene.

Side extensions often restrict external access between the front and rear curtilage for the storage of bins. This proposal, however, maintains sufficient space between to allow for the movement and storage of bins to the rear, resulting in no additional

harm to the character and appearance of the dwelling and existing street scene in this respect.

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 adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:

- ☐ *“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.”*

Additionally, Section 5.9 states:

- ☐ *“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 host dwelling does not face any residential dwellings to the rear and the neighbouring dwellings to the front are located some 21 metres away. The proposed side elevation includes a ground floor window that would measure 1.26 metres to the directly facing side elevation of no. 89 Roundthorn Road. The proposed window would face a blank wall and a solid timber fence, resulting in limited viewing angles towards the neighbouring property. On this basis, it is not considered that the proposed development would result in an undue loss of privacy for the neighbouring occupiers.

It is noted that the proposed two storey extension would exceed the projection limits set out in Section 5.9 of the SPD in respect of no. 89 Roundthorn Road; which benefits from a two storey side extension set forward approx. 3.3 metres of the main rear elevation. However, it is noted that the ground floor window of the extension to no. 89 serves a garage and the first floor window serves a small hallway; neither of which merit the same level of protection as a principal window to a habitable room.

It is also noted that side elevation of no. 89 Roundthorn Road contains two further windows which would directly face the proposed two storey extension. However, the bathroom window would be considered as not habitable rooms. Furthermore, it is noted that both windows, particularly the kitchen window, are already significantly overshadowed by virtue of their positioning and orientation. Therefore, on balance, it is not considered that the proposed two storey extension would unduly overshadow or have an overbearing impact upon no. 89 Roundthorn Road, including its rear garden area.

Taken as a whole, the proposed development would not result in undue harm to the amenity of the neighbouring occupiers.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample 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.

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

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*

The proposal would increase the number of bedrooms from three to five and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.

The submitted site plans indicates the provision of two off-street parking spaces to the front of the dwellinghouse.

The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Impact on Greenspace Corridor

A large section of the rear garden of the application site falls within the Greenspace Corridor as defined on the Unitary Development Plan Proposals Map. Policy G/8 states that the Greenspace Corridors shown on the proposals map will be protected, with developments only permitted where they will enhance the recreational, ecological or landscape and amenity value of the corridor. Criteria (e) and (f) of saved UDP policy G/8(A) state that development will not be permitted within the Greenspace Corridor where it would result in unacceptable harm to:

- (e) “the better landscape qualities and character of the corridor”; and
- (f) “the amenity value of the corridor where it provides welcome visual relief from urban development, including attractive views in and out of the corridor”.

Further to this, Policy G6 of the Adopted Core Strategy above all, seeks to sustain and enhance a green network to support growth and regeneration in the borough, with specific reference to enhancing recreational links between urban areas and open countryside for purposes incidental to wildlife and local opportunities for recreation as well as improving visual amenity.

The proposed extension would take place to the side and rear of the dwelling and would not fall within the Greenspace Corridor. It is not considered that the scale of development proposed would have a harmful impact on the visual, recreational or ecological value of the Greenspace Corridor.

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 & Location Plans. Drg no. 06/23/70
- Existing Plans & Elevations. Drg no. 06/23/70
- Proposed Site & Location Plans. Drg no. 06/23/70. Rev A
- Proposed Plans & Elevations. Drg no. 06/23/70. Rev B

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. Prior to commencement of any above ground works the parking spaces shown on drawing no. 06/23/70. Rev A (Proposed Site and Location Plans) shall be provided and be retained for the parking of vehicles thereafter.

Reason: In the interests of highway safety and to ensure that the property has sufficient off street parking provision in accordance 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	30/10/2023	Signed: BM
Authorisation	14/11/2023	Signed: RC

Report Author Bob Melling