

Application Number:	22/01430/HOUS
Location:	1 Woodfield Road Middleton M24 1NF
Proposal:	Single storey rear extension and erection of detached single storey outbuilding following demolition of existing conservatory
Applicant:	Terry & Debbie Connor
Case Officer:	Aimee Bovaird
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

Location

The proposal relates to no.1 Woodfield Road, a detached two storey dwelling in a residential area within the defined urban area. The property faces east onto the highway and consists of brick and white render. The property benefits from an attached garage on the north elevation and a conservatory on the west elevation. This property is not a listed building or in a conservation area.

The street scene is made up of detached two storey dwellings that differ in appearance.

Description of Proposal

The application proposes a single storey rear extension with a flat roof which will incorporate a roof lantern. The extension will have large windows looking out onto the garden, there will also a detached single storey outbuilding following demolition of the existing conservatory. The proposal will create a morning room and a single storey outbuilding located at the rear end of the garden.

The rear extension will project 4.3m from the host dwelling and will have a width of 17.95m. It will be 3.10m in height. Proposed materials include red brick and white render to match the existing dwelling.

The detached outbuilding is of an unusual shape, largely triangular, with a length of 9m on two sides and a large door opening of 8m. Proposed materials are white

render and an EPDM material in dark grey membrane. This is proposed to be used as a garden room.

Relevant History

06-D47056 – Demolition of existing dwelling/garage and erection of replacement dwelling/garage - withdrawn

Township/Member comments

Not applicable

Consultee responses

No consultations were required.

Representations

Letters of notification were sent to all surrounding properties. One response was received with no objections to the proposal, however they commented that water should not run from the outbuilding into the stream at the bottom of the neighbour's garden at 23 Meadow Road.

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

None Applicable

Assessment

Design: DM1 and P3

- Policies DM1 and P3 of the Council's adopted Core Strategy require all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) states that the Government attaches importance to the design of the built environment.
- The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally subservient to it. This proposed development is considered subservient as it is a single storey to the rear of the dwelling and will not change the overall characteristics of the dwelling or the surrounding dwellings.
- The proposed development is to the rear of the property and will not be visible from the highway. This is considered acceptable design as it will not affect the character of the area.
- The single storey rear extension will use materials to match the existing dwelling as this is considered acceptable. The out building will also use materials to match the dwelling and will fit in with the garden.
- 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

- The SPD sets out space standards in paragraph 4.1 to ensure there is no significant loss of privacy and/or light for occupiers of existing dwellings. The proposed development is not considered to result in an unacceptable loss of privacy for surrounding occupiers.
- Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- The SPD sets out spatial standards for Single Storey Rear Extensions in paragraph 5.6, '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 development adheres to the guidance and is considered acceptable and will not result in any loss of amenity for neighbours.
- The development proposed a Juliet balcony on the first floor rear elevation, the SPD states in paragraph 4.4 that balconies should be, 'carefully designed to prevent unreasonably overlooking of neighbouring properties.' This balcony will not overlook neighbouring dwellings and is considered acceptable.
- The proposed garden room is located at the rear of the garden and is single storey. There are windows proposed in the front elevation, these will not affect the amenity of neighbouring dwellings as they look onto the host property and garden.
- The SPD sets out in paragraph 5.4, 'it is important that sufficient garden space is retained for purposes of sitting out, drying clothes and for children to play. An amount of garden area should be retained to meet the reasonable needs of existing and future occupiers.' There will be sufficient garden space left for current 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 existing parking arrangements are unaffected by the proposed development, and the proposed extensions do not include bedrooms. Therefore the development is acceptable in accordance with Policies T2 and DM1

Neighbor representations

- The neighbour to the rear supports the proposal however does comment that rainwater should not drain into the stream in the neighbour's garden. The way in runoff rainwater is managed is not relevant to the determination of a householder planning application however it is noted that the entire outbuilding is set within the applicant's garden with space to the party boundaries. Therefore it is unlikely to run off into the neighbour's land. If this was to occur it would be a private matter between the two parties.

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
Existing and Proposed Site Plan – TQRQM22291192531213
Existing/Proposed Floor/ Elevations – TQRQM22291192531213

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.

	Date	Officer
Report Completed	12/12/22	Signed: ABovaird
Authorisation	13/01/23	Signed:LAshworth