

APPLICATION NUMBER: 22/01212/HOUS

Application Number:	22/01212/HOUS
Location:	14 Gilwood Grove Middleton M24 6TH
Proposal:	Two storey side and rear extension (Re-submission 22/00384/HOUS)
Applicant:	Mr J Barrister
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 relates to no.14 Gilwood Grove, a two storey semi-detached property located in a residential area in Hopwood Hall. The dwelling faces south onto the highway, adjoining to no.16 Gilwood Grove to the west and adjacent to no.12 Gilwood Grove to the east. The rear boundary of curtilage borders the rear gardens of no.36 and no.38 Hazelhurst Drive. The property benefits from off road parking sited to the front of the dwelling and a sufficiently sized rear garden.

Description of Proposal

Permission is sought for a two storey side and rear extension. The proposed enlargement would project approx. 2.5m from the side elevation and 1.3m from the rear elevation of the original build. The side extension would feature a maximum height of approx. 6.74m and a height to eaves of approx. 4.82m. The rear extension would match the eaves height of the side extension and would be set down from the ridgeline of the side extension with a maximum height of approx. 5.66m.

Relevant History

22/00384/HOUS Two-Storey side extension.
Decision: **Grant subject to conditions.**

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notifications were sent to the neighbouring properties, no representations were received relating 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

None applicable

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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.”*
- ☐ The application relates to a two storey side and rear extension. The proposed development would be constructed in a material palette coherent with the original build and wider street scene. Both the proposed two storey side and rear extension would incorporate a gable roof to match the existing roof form. In addition, the proposed development would appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the surrounding area.

- ☐ Paragraph 5.1 of the SPD states that all new developments “*should be designed to be in keeping with the host property and generally should be subservient to it.*” The proposed two storey side extension would be set back from the principal elevation and set lower than the existing ridge line. On this basis, it is considered that the proposed enlargement would be a subservient addition to the host property.
- ☐ As outlined within Paragraph 5.11 of the SPD, it is important to ensure that two storey side extensions are not in immediate proximity to the side boundary and as such create a ‘terracing effect’. The proposed two storey side extension would be sited immediately adjacent to the common boundary shared with no.12 Gilwood Grove. Paragraph 5.12 allows for this only where either the first floor of the extension is set back a minimum of 2m from the property’s main elevation, or both the ground and first floor is set back a minimum of 1m from the front main wall of the house. The plans confirm that both the ground floor and first floor of the extension would be set back approx. 1m from the principal elevation. It is therefore considered that the proposal would not give rise to any terracing effect and would be acceptable.

Summary

- ☐ In view of the above assessment, the design of the proposal is therefore acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Overbearing and Overshadowing Impact and Privacy

- ☐ DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “*adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”
- ☐ Paragraph 5.9 of the SPD outlines that “*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).*” Whilst the proposed two storey rear extension projects 2.72m beyond the rear elevation of no.12 Gilwood Grove, it is acknowledged that no.12 is already set approximately 1.38m further forward than the application property and that the patio area and rear windows of no.12 are already under significant shade. Therefore it can reasonably be expected that the proposed rear extension would not cause an unacceptable overshadowing impact.
- ☐ Paragraph 4.1 of the SPD documents the minimum spatial standards all new developments must comply with to ensure they do not result in a loss of light or privacy to any neighbouring occupant. The proposed two storey side extension would contain new fenestration on the front elevation. The plans confirm that the new windows would measure approximately 26m to the opposing boundary of curtilage and would comply with the 10.5m SPD standard. It is also noted that the new fenestration would measure approx.

27.3m to the front elevation of no.37 Gilwood Grove and would accord with the 21m SPD requirement.

- ☐ The side elevation of the proposed two storey extension would not contain any fenestration. However, it is noted that the rear elevation of the extension would feature new fenestration at ground and first floor level. The plans confirm that the new windows would measure approx. 9.3m to the opposing boundary and approx. 20m to the rear elevations of no.36 and no.38 Hazelhurst Drive. Although the above distances would not comply with the standards set out in the SPD, given that the proposed rear extension would not directly face the upper floor of either no.36 or no.38 and that there is a dense line of vegetation between the properties, it is considered that the shortfall of 1m would not result in any undue harm and the proposed development would have an acceptable impact on the neighbouring amenity.

Occupier Amenity

- ☐ The plans confirm the provision of light to all habitable rooms and that sufficient 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.

Summary

- ☐ 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.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact the existing provision of parking available at the property. It is therefore considered that the current parking arrangements at the site would be acceptable and would accord with policies T2 and DM1 of the Core Strategy.

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:
 - Proposed Elevations. Drg no. JPP / 2084_002 Rev. C
 - Proposed Site Plan. Drg no. JPP / 2084_006 Rev. A
 - Proposed Ground Floor Plan. Drg no. JPP / 2084_003 Rev. C
 - Proposed First Floor Plan. Drg no. JPP / 2084_004 Rev. C
 - Existing Elevations, Floor Plans and Location Plan. Drg no. JPP / 2084_001
 - Proposed Sections. Drg no. JPP / 2084_005 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.

	Date	Officer
Report Completed	04/11/2022	Signed: BM
Authorisation	09/11/2022	Signed: RC

Report Author Bob Melling