

Application Number:	23/00953/HOUS
Location:	2A Alkington Hall Road North, Middleton, M24 1SZ
Proposal:	Two-storey rear extension, first floor side infill extension, single-storey front extensions, alterations to existing roof, render to side and rear elevations, sawn stone to front and rear elevations and alterations to fenestration to front and rear
Applicant:	Mr Richard McKeever
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	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/A

Location

The application refers to no. 2A Alkington Hall Road North, a detached chalet type bungalow with dormer windows likely dating to the 1960's or 70's. The dwelling is set back and slightly raised above the unmade Alkington Hall Road North that serves a number of properties including several along Dene Drive that adjoins Alkington Hall Road North almost opposite the application site. No. 4A Alkington Hall Road North is set forward of the application property to the west and two pairs of semi-detached dwellings fronting West Crescent are located to the northeast. The dwelling benefits from a large front driveway and a private rear garden which steps up to the rear with woodland beyond. It is constructed in natural stone, red brick, cedar cladding to the dormers and green slate to the roof.

Description of Proposal

Permission is sought for a two storey rear extension that would project approx. 1.92m from the existing rear elevation with a width of 3.71m and a maximum height of 6.61m. It would feature a dual-pitched, gable-style roof and an area of floor to ceiling glazing. To the front elevation, three single-storey extensions with flat roof forms would be constructed. The extensions to the southern corners of the dwelling would have a similar scale and the front entrance feature would have a slightly greater depth, with a recessed doorway.

The proposals also include a first floor side infill extension that would remove the existing roof valley and see the introduction of a small flat roof section with two roof lanterns above.

Lastly, the plans indicate several minor alterations to the existing roof and alterations to the existing fenestration on the front and rear elevations.

Materials for construction are proposed as dark grey roof tiles, anthracite grey window frames, sawn stone across the existing and proposed front elevation, white render to the existing side elevations and white render and sawn stone to the existing and proposed rear elevation.

Relevant History

78/D07953	Bedroom And Toilet Extension. Decision: Grant subject to conditions.
92/D28194	First Floor Side Extension To Dwelling Incorporating New Front And Rear Dormers. Decision: Grant subject to conditions.
00/D37991	Single Storey Side Extension To Dwelling. Decision: Grant subject to conditions.
22/00942/HOUS	Two-storey and single storey front extensions, First floor side and rear extension, dormer extension to front and rear, single storey rear extension, render and cladding to all elevations, alteration to fenestrations, following demolition of existing single storey rear extension and existing dormers to front and rear Decision: Refuse. Appeal dismissed (Appeal ref: APP/P4225/D/22/3310727)
Reason for refusal:	By virtue of its size, scale and design, the proposed development would constitute poor design and would be an incongruous addition to the host property. The extensions and alterations would dominate the original build and would have a prominence which would harmfully alter the character and appearance of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 1 letter of objection was received in response to the proposed development. The letter raised concerns about the following:

- Potential for harmful levels overlooking due to the introduction of full-height glazing at first floor level to the rear.

Officer's response: This is addressed in the 'amenity' section of the report.

- Potential for additional windows, balconies or dormers to be added to the east-facing elevations.

Officer's response: Unless constructed in compliance with the requirements of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the addition of further windows, dormers or balconies would require planning permission. The GPDO restricts the erection of balconies without planning permission. Also any upper floor window (within or not within a dormer) to a side elevation installed without planning permission would require obscure glazing and to be non-opening, 1.7m below floor level.

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

An amendment was sought to reduce the amount of render proposed.

The plans were amended to include the use of sawn stone in place of render on the front elevation with additional sawn stone detailing on the rear elevation.

Assessment

Design: DM1 and P3

Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be "of high quality design and take the opportunity to enhance the

quality of the area” and to “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.” In addition, Section 5.1 of the SPD states that development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

The character of the area is frequently determined by mid-20th century red brick and render properties that are predominantly located opposite the application property and along Dene Drive. This character is altered somewhat by the application property and its neighbours that introduce more modern forms and materials such as buff brick and weatherboard cladding. Notwithstanding the mix of built forms and materials, a proposed development should respond positively to its surroundings. This can be achieved, in part, through the use of high-quality materials.

While the proposed development would undoubtedly constitute a contemporary intervention, it is considered that the resultant dwelling would retain its original built form and characteristics. The proposed extensions would generally be modest in size and would not subsume the original character of the host dwelling.

The extensive use of render to the side and rear elevations is not ideal, however, on balance, it is not considered that this would result in undue harm to the character of the host dwelling or street scene. The host dwelling is set back from the building line and the side and rear elevations are not readily visible from the surrounding public vantage points. The proposed use of sawn stone to the front elevation is considered an acceptable addition that would harmonise the front elevation by introducing a single, high-quality material.

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 (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.”*

Given the relatively minor scale of the single-storey front extensions and the set back of the application property from the building line, it is not considered that this aspect of the development would unduly harm the amenity of the nearby neighbours through loss of light or outlook.

Under the appeal decision (ref: APP/P4225/D/22/3310727), it was considered by the Inspector that the proposed new gable to the rear would result in an unacceptable degree of overlooking of the gardens of properties on West Crescent, whose boundary would be very close to the proposed gable and its area of floor to ceiling glazing.

Similar concerns have been raised by a neighbour in objection to the current application. However, it is important to note that under the current application the form and siting of the proposed gable window is materially different to that considered under the previous application. The proposed rear window, which would serve bedroom 2, is approx. 1m narrower than the window proposed under the previous application and set approx. 2.73m further from the common boundary. With these changes to the window and its siting, it is considered that the oblique angled relationship would not result in an undue degree of overlooking of the neighbours garden space. Moreover, the oblique angle and approx. 27m separation distance

between the proposed window and the rear elevations of properties on West Crescent would reduce the potential for harmful overlooking. Therefore, it is not considered that a more conservative approach is necessary in this regard and the proposed fenestration is deemed acceptable.

The proposals also include the insertion of a high-level slit window within the east-facing side elevation to serve an en-suite. Given its close proximity to the rear gardens of properties on West Crescent, a condition has been attached requiring the use of obscure glazing for this window.

The plans confirm the provision of natural light 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.

As detailed in the representations section of the report the objectors have requested that any approval include conditions preventing the construction of any future east (side) facing windows, dormers and balconies. Such development would however be controlled through the GPDO which restricts, without planning permission, the erection of balconies and non-obscurely glazed upper floor side facing windows. A further condition/s restricting this type of development would therefore not be necessary and would fail the conditions tests set out in the Use of Planning Conditions PPG and paragraph 56 of the NPPF.

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would comply 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. The permission relates to the following plans:

- Location and Visuals. Drg no. P100 – 13/11/23
- Plans and Elevations. Drg no. P101 – 18/11/23

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the proposed 'Ensuite 3' window in the first floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance 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	20/11/2023	Signed: BM
Authorisation	20/11/2023	Signed: RC

Report Author Bob Melling