

APPLICATION NUMBER: 24/00204/HOUS

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Location:	29 Penrose Gardens Middleton Rochdale M24 2SY
Proposal:	Single storey rear extension with roof lights
Applicant:	Mr Borkin
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 29 Penrose Gardens, a two-storey semi-detached property in Middleton. Penrose Gardens forms part of a modern housing estate, comprising detached and semi-detached housing of a similar design and material palette. The area is predominantly residential, although there is a business/ industrial park approx. 0.25km south of the applicant property.

No. 29 faces north-west, overlooking its driveway, and set away from the public highway. It is adjoined by no. 27 to the north-east and sits adjacent to a public alleyway to the south-west. The rear boundary of the curtilage faces south-east, bordering the rear garden of no. 53 Jubilee Road.

Description of Proposal

Permission is sought for a single-storey rear extension with lean-to roof, 3 skylights and a set of bi-folding doors to the rear, to be constructed from red brick, grey roof tiles, and UPVC fenestration. The extension would measure approx. 6.1m in width, 3.6m in depth, 2.3m in eaves height, and 3.5m in maximum height.

Relevant History

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 26/03/2024; no comments were received.

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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 P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

Considering the small scale of proposed development a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes
Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.6 of the SPD sets a maximum standard for single-storey rear extensions to protect the amenity of neighbouring properties. For attached properties this would be a point 3 meters along the common boundary measured from the rear elevation of the adjoining dwelling, or rear extension if one exists close to the common boundary. No.27 includes a single-storey rear extension which projects approx. 3.3m. Measuring 3.6m in depth, the proposed rear extension extends 20cm beyond the adjoining property's rear extension, and is therefore compliant with the SPD. By virtue of its compliance, the proposed rear extension would not be considered to undermine to amenity of neighbours or 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

The proposed works would have no bearing on the current parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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. This permission relates to the following plans:

- Proposed side elevations: 24(04)_211
- Proposed rear elevation: 24(04)_210
- Site plan: 24(04)_020
- Proposed roof plan: 24(04)_201
- Site location plan: 24(04)_010
- Proposed ground floor plan: 24(04)_200

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 saved Rochdale Unitary Development Plan, 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	13/05/2024	Signed: Hamish Rigg
Authorisation	16/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg