

Application Number:	23/00231/HOUS
Location:	56 Crow Hill North Middleton Rochdale M24 1FB
Proposal:	Single storey front porch extension
Applicant:	Ms Gemma Kidd
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)?	no

Location

The application relates to 56 Crow Hill North, a semi-detached, two-storey property in Middleton. Crow Hill North comprises houses of a similar design and material pallet and is located in a residential suburban area. To the north is the adjacent property, number 54 Crow Hill North, and to the south is the adjoining property, number 58. The front elevation overlooks Crow Hill North highway and faces numbers 31 and 33. The rear boundary of the curtilage borders the rear boundary of number 17 and 19 Alkrington Green.

Description of Proposal

The proposal seeks planning permission for a single-storey front porch extension, with a pitched roof. The height to eaves measures 2.07m, and the maximum height to apex 3.96m. The width of the extension measures approx. 2.94m, and the depth approx. 1.84m

Relevant History

17/00947/HOUS: Single storey rear extension- grant subject to conditions.
 12/56366/CPL: Rear dormer extension- grant
 09/D52048: Single storey rear and side extensions

Township/Member comments

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighboring properties on 13/03/2023.

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

- ☐ Paragraphs DM1 and P3 of the councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality design and take the opportunity to enhance the quality of the area. In addition to the above, the National Planning Policy Framework (NPPF) state that the Government attaches importance to the design of the built environment.
- ☐ Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

- ☐ The proposal appears to be of high quality design, using a material pallet and brickwork detail which is in keeping with the host property and the wider street scene.
- ☐ The massing and scale of the porch is perhaps the only cause for concern. The extension protrudes well forward of the bay window, the main architectural design asset of the property, which could appear overbearing and distracting. However, the proposal is not too dissimilar to the existing porch canopy or similar porch extensions in the area. Therefore, the size of the porch extension will not appear incongruous or overwhelming.
- ☐ Examples of similar porch extensions can be seen throughout the street, including 31, 33 and the adjoining number 58. The proposed extension would therefore not appear incongruous.
- ☐ 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 proposal should have no impact on the amenity of neighbouring properties. Whilst the porch will extend forward, it will not impact on the privacy or exposure to light of other properties.
- ☐ 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 proposal will not reduce the availability of off-street parking spaces and will still accommodate the maximum standard of two onsite spaces.
- ☐ The proposed 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:

Existing and proposed plans: 1741.02
 Existing site plan: 869
 Proposed site plan: 869
 Location plan

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	12/04/2023	Signed: Hamish Rigg
Authorisation		Signed:

Report Author Hamish Rigg