

APPLICATION NUMBER: 24/00259/HOUS

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Location:	29 Kirkstall Road, Middleton, M24 6EU
Proposal:	Single storey rear and side extension including roof lights.
Applicant:	Mr Jeorgios Semini
Case Officer:	Bob Melling
DETERMINATION DATE 08.05.2024	EXT OF TIME N/A
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. 29 Kirkstall Road, a two-storey, semi-detached dwelling located in Middleton. The application property adjoins no. 31 Kirkstall Road to the northwest and is adjacent to no. 27 Kirkstall Road to the northeast. It is set back some 18m from the road and located on the outside edge of a sharp bend, with no. 27 Kirkstall Road perpendicular to the host property. There is a parcel of open recreational space to the east with further residential properties along Hollin Lane to the south. The application property does not benefit from off-street parking.

Description of Proposal

Permission is sought for a single-storey side and rear 'wraparound' extension. The proposed extension would be set back 0.45m from the existing front elevation with a 3.8m projection from the existing side elevation and a 3m projection from the existing rear elevation. It would be characterised by a hipped roof form with three roof lights and a maximum height of 3.925m. The proposed extension would be constructed in materials to match the existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

We have no highways comments regarding this application which will have no perceivable impact upon the highway.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

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

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 rearward projection of the proposed extension to 3m, in order to comply with the guidance contained within Section 5.6 of the 'Guidelines and Standards for Residential Development' (2016) SPD.

Assessment

Design: DM1 and P3

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: *“Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”*

Policies 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 development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

The proposed extension would have an appropriate scale, roof design and material palette. Moreover, the extension would be well-screened from public view by virtue of the layout of the estate and the setback of the host property from the public highway.

The existing bin storage arrangements would not be affected by the proposed development.

The scale and design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

Policy DM1 (c) of the 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 5.6 of the SPD seeks to limit the projection of single-storey rear extensions to not more than 3m for attached properties. The proposed extension would project 3m from the rear elevation of the adjoining property. Therefore, it is not considered that the proposed extension would result in an undue loss of light or outlook for the occupants of no. 31 Kirkstall Road.

The proposed extension would include a bedroom window (ground floor) facing towards the rear garden of no. 27 Kirkstall Road. This window would measure approximately 8m to the common boundary with no. 27 Kirkstall Road, however it would overlook only a narrow section of the neighbouring rear garden. Therefore, it is not considered to result in a harmful loss of privacy for the neighbouring occupants.

The plans confirm the provision of adequate natural light and outlook 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.

In light of the above, the proposal would not unduly impact the residential amenity of surrounding properties and would provide a satisfactory standard of amenity for the application property in accordance 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 Plan
- Existing & Proposed Plot Plan. Dwg no. JG-005-2024. Rev A
- Existing & Proposed Elevations. Dwg no. GS-001-2024. Rev A
- Existing & Proposed Floor Plans. Dwg no. GS-002-2024. Rev A
- Section A-1. Dwg no. GS-003-2024. Rev A
- Roof Plan. Dwg no. GS-004-2024. 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 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	22/04/2024	Signed: BM
Authorisation	08/05/2024	Signed: RC

Report Author Bob Melling