APPLICATION NUMBER: 20/01085/HOUS

Application Number:	20/01085/HOUS
Location:	22 Banbury Road Middleton M24 1GB
Proposal:	Single storey front, side and rear extension including rear dormer.
Applicant:	Mr Royle
Case Officer:	Emily Sykes
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to no.22 Banbury Road, a two-storey semi-detached dwelling located on an architecturally similar road in Middleton. The dwelling faces east towards the highway, adjoined to no.24 to the south and adjacent to no.26 to the north. The property faces no.11 and no.13 Banbury Road and backs on to the properties on Worcester Road.

Description of Proposal

The application refers to a single storey front, side and rear extension, including a rear dormer. The proposed rear dormer includes a hip to gable loft conversion, with the proposed side storey front, side and rear extension also having a gable roof. The proposed development will be constructed in materials to match the existing dwelling.

The single storey front extension extends approximately 0.5m beyond the front wall of the host dwelling, with a width of 4.7m which creates a new door to the front of the property and a garage door which would lead through to a utility room. The single storey side and rear extension extension has a length of 10.2m, with the width extending across the whole curtilage meeting both boundaries to the north and south.

The proposed rear elevation on the dwelling consists of a set of bifold doors and two full length windows on the single storey rear extension. The proposed rear dormer has a set of five full length windows and a small head height window. The windows vary in styles from that on the original host dwelling but will be UPVC, alike to the host dwelling

and surrounding properties. A hip-to gable extension is also proposed to the roof, in order to accommodate the proposed rear dormer.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent out to neighbouring properties and one objection was received. This referred to the proposed dormer resulting in a loss of privacy due to overlooking of both house and garden.

This is addressed within the Amenity section of this assessment.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Policies DM1 and P3 of the Council's adopted Core Strategy require that development

proposals demonstrate high quality design which take the opportunity to enhance the quality of the area. This is supported in paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) which advise that good design is a key aspect of sustainable development and developments should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Paragraph 127 of the NPPF states that planning decisions must ensure that developments are sympathetic to local character and history. The proposed development will be constructed with the same materials as the host dwelling and surrounding properties. The full length windows and bifold doors found on the proposed rear elevation of the dwelling will utilise UPVC alike to the original, but in design aspects, the proposed fenestration is not entirely in keeping with the local character on Banbury Street.

Furthermore, the proposed development takes up a large amount of the rear elevation of the dwelling, involving both the single storey rear extension and the rear dormer extension. The large massing of the proposed enlargement along with the full length doors and windows result in the proposed development appearing highly prominent on the rear elevation of the building. Whilst some of the surrounding dwellings have rear extensions, they are not to the same massing as this proposed development, meaning that this is not considered to be sympathetic to the design language of the street. However, whilst there is some harm, on balance it is considered that this will not unduly impact the street scene. This is due to the single storey rear extension and rear dormer extension being positioned away from the highway and not being highly visible from public viewpoint.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. Whilst the proposed development is not set back from the front wall of the dwelling, the scale and design of the single storey front and side extension results in them appearing subservient to the host dwelling and therefore does not have a negative impact on the visual amenity of the property.

The proposed dormer involves a hip to gable loft conversion. The surrounding dwellings all have hipped roofs, including the adjoining property at no.24 Banbury Road. This proposed development will therefore cause some harm to the visual amenity of the highway, with the conversion resulting in the property not being in keeping with the character of the street scene. The pair of semi-detached dwellings will also appear unbalanced as a result of this. However, on balance, it is not considered that the harm to the visual amenity of the street scene is sufficient to merit refusal of the application. Furthermore, it must be noted that it appears that the hip to gable loft conversion would be allowed as permitted development under Class B of the General Permitted Development Order 2015.

The proposed development spans across the curtilage meeting the boundary with no.26 to the north of the property. Paragraph 3.12 of the SPD states that bins should be stored out of public view to avoid them dominating the street scene, which would not be possible due to this development. However many of the surrounding properties store their bins to the front of their properties, including the neighbouring property at no. 24, meaning that this will not have an undue impact on the visual amenity of the highway.

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 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

It is considered that the proposed development will not have an overshadowing or overbearing impact upon the neighbouring dwellings. Sufficient garden space will be retained as a result of the proposed development.

The SPD outlines the standards for new developments, including the space standards which must be adhered to in Paragraph 4.1 of the SPD. The minimum space standard between a directly facing principal window of a habitable room at an upper floor level and a new development is 21m. In addition, at least 10.5m should remain between a principal window at an upper floor level and a directly facing boundary of the curtilage.

It is noted that where buildings have three or more proposed storeys, it may be necessary for these space standards to be increased. The proposed rear dormer is sited approximately 27m from the ground floor directly facing principal window at no.29 Worcester Road and approximately 30m from the facing first floor windows, and over 13m from the boundary of curtilage, which complies with the standards set out in the SPD. As a result, whilst there will be some degree of increased overlooking into the garden and the rear windows, this impact is not considered to be sufficiently harmful as to warrant refusal of the application. The placement of trees at the rear of the garden at no.29 Worcester Road also helps to reduce the harm. Furthermore, as noted above, it appears that the hip to gable loft conversion and dormer extension would be allowed as permitted development under Class B of the General Permitted Development Order 2015.

Whilst the proposed full length windows on the rear elevation of the proposed dormer are not in keeping with local character, it is considered that the design of these windows will not unduly increase the impact on the neighbouring occupiers' privacy.

The single storey rear extension extends from the rear of the property and the neighbouring properties by approximately 2.9m. As per paragraph 5.6 of the SPD, this is considered to not have an overbearing impact on the neighbouring dwellings and will not result in the undue loss of light. There is no undue loss of privacy to the adjoining and adjacent properties, due to there being no addition of windows to the side elevation of no.22 Banbury Road.

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 single storey front extension extends past front wall by 0.5m, having no impact upon the current parking arrangements, making the development 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 list of submitted plans, drawings and documents:

   - Location Plan (001)
   - Existing and Proposed Site Plans (0002A)
   - Existing Plans (003)
   - Existing Elevations (004, 004A)
   - Proposed Plans (005C, 006A)
   - Proposed Elevations (007A, 007B)
   - Site Plan (Neighbouring Properties) (100)

   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	30 October 2020	Signed: Emily Sykes
Authorisation	30 October 2020	Signed: Alison Truman

Report Author Emily Sykes