APPLICATION NUMBER: 19/00424/HOUS

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Location:	99 Hollin Lane Middleton M24 5LA
Proposal:	Single storey side and rear extension and installation of raised platform to rear, together with change to existing window in side elevation
Applicant:	Mr A Spencer
Case Officer:	Michael Atkinson-Smith
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 a semi-detached brick built semi-detached dwellinghouse set in an elevated position above the south side of Hollin Lane in Middleton. The dwelling is adjoined to the west by No. 101 Hollin Lane and stands adjacent to No. 97 Hollin Lane to the east which is set at a significantly lower level. No. 108 Hollin Lane stands directly facing and an area of recreational open space lies to the rear which is also set at a lower level.

Description of Proposal

Planning permission is sought for the erection of a single storey side and rear wraparound extension which would project 3m from the rear elevation and 1.58m from the side elevation, with a 0.2m setback behind the principal elevation of the existing dwelling. Amended plans have been received to indicate the front elevation to be constructed from brickwork in the interests of visual amenity, whilst the remainder would be treated with a smooth white rendered finish as originally proposed. The roof would be of lean-to formation all around with a hip to the rear southwest corner. An obscurely glazed window would be provided in the side elevation of the extension, bi-fold doors would be provided to the rear, roof lights would be inserted in both rear and side roof planes and an existing window at first floor level in the side elevation would be modified to include a higher cill level to make space for the roof the extension. To accommodate the drop from the internal

floor level to the lower garden level, a set of timber steps and landing would be provided. Amended plans have been received to reduce the sideward extent of the landing in the interests of neighbour amenity. A lower level of decking in the garden would be provided to a height of 0.2m above the natural ground level and therefore not requiring planning permission. The existing small side lean-to porch would be removed to facilitate the proposed development.

Relevant History

17/01146/HOUS Formation of access to highway including dropped kerb and formation of driveway. Granted STC January 2018

Township/Member comments

N/A

Consultee responses

Highways and Engineering - This proposal will not impact upon the highway. I have no objection to this proposal.

Representations

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. One representation was received in support of the proposed development in principle, but citing concerns about the impact of the construction of the side extension on the dry stone retaining wall separating the property from its neighbour at No. 97 Hollin Lane. Concern was also raised about the potential for loss of privacy as a result of the height of the decking platform to the rear.
Officer response - The impact of the development on the retaining wall is a Building Control matter which will be addressed through that process of regulation. The decking platform to the rear has been amended to remove the elevated section adjacent to the boundary with No. 97 Hollin Lane to reduce the potential for overlooking and loss of privacy. The lower level decking platform in the garden is not of a height above natural ground level that would require planning permission.

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

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (2016)

Amendments

An amendment has been secured to indicate that the front elevation of the proposed extension would be constructed from brickwork in the interests of visual amenity. An additional amendment would reduce the sideward extent of the decked landing to the rear in the interests of neighbour amenity.

Assessment

Design: DM1, P3 and SPD

- The proposed side extension as viewed from Hollin Lane would appear as a proportionate addition to the host dwelling by virtue of its modest projection of 1.58m and appropriate height. The style of extension is characteristic of this dwelling type. The treatment of the front elevation in brickwork to match the existing dwellinghouse will ensure a satisfactory standard of design and visual appearance. The window in the front elevation is considered to be acceptable in terms of size, style and position. The setback of 0.2m behind the existing front elevation will ensure a satisfactory materials join.
- The rendered finish of the side and rear elevations will have a low level of visibility from Hollin Lane by virtue of their position and existing boundary screening and is therefore considered to be acceptable.
- The roof formation and general design of the remainder of the extension is considered to be acceptable.
- The decked landing platform to the rear is considered to be of an appropriate appearance for a rear garden setting.
- The amendment to the design of the rear landing platform and retained space between the extension and the boundary fence along the boundary with No. 97 Hollin Lane will ensure that refuse bins can be adequately stored out of view of the street scene in the rear garden area as required by the SPD.
- The design of the proposal is therefore acceptable and the application duly accords with the relevant parts of policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The side elevation of the adjacent dwelling at No. 97 Hollin Lane contains numerous windows in the side elevation, the majority of which are obscure glazed and serving secondary rooms. The kitchen window of this dwelling which is clear glazed looks outward onto the driveway towards the application property but is acknowledged that the existing fence and retaining wall would shield the majority of the proposed extension from view. There would also be a pedestrian walkway retained alongside the extension resulting in further separation from the common boundary. The proposed roof formation would reduce the overall height impact of the extension. Therefore, whilst the height differential between the two adjacent properties would result in the extension having some impact, it is not considered, for the reasons outlined above, that the impact would be unduly overbearing for the occupiers of the adjacent dwelling at No. 97 Hollin Lane. It is noted that a letter of in-principle support has been received from those same occupiers.

- The 3m projection from the rear elevation of the dwelling would be in accordance with the projection rule as outlined in the SPD and is therefore considered to be acceptable, with no undue impact on outlook for the occupiers of the adjoined dwelling. Similarly, the impact on outlook from the rear of No. 97 Hollin Lane is considered to be acceptable, despite the height differential. This is due to the presence of an existing garage in the rear garden of that dwelling.
- The proposed decking landing would be set at the internal floor level of the proposed extension but would not be wide enough to provide a usable space, therefore not resulting in undue impacts in respect of overlooking and loss of privacy for the occupiers of the dwellings either side. It is noted that an existing high boundary fence lines the boundary shared with the adjoined dwelling at No. 101 Hollin Lane and the amendment secured to reduce the sideward landing platform would reduce the impact on No. 97 Hollin Lane to an acceptable degree.
- The proposed lover level decking is of a height above natural ground level not requiring planning permission, but in any case would be considered to be acceptable due to its low level and minimal impact in terms of increase potential for overlooking and loss of privacy. There are no directly facing properties to the rear that would be unduly affected by the proposed development and there would be no unacceptable amenity impacts for the directly facing dwelling at No. 108 Hollin Lane.
- Therefore, for the above reasons, the proposed development would not unduly impact on the amenity of the occupants of neighbouring properties and the application duly accords with Core Strategy policy 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. This permission relates to the following plans:-

   - 03195438/01 Plans and Elevations as Existing
   - 03195438/02(A) Plans as Proposed including Location Plan and Site / Roof Plan (Amended Plan Received 06.06.19)
   - 03195438/03 (A) Elevations as Proposed (Amended Plan Received 06.06.19)

   and the development shall be carried out in complete 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 be in accordance with the details provided within the submitted materials details described as 'Reclaimed Accrington Brick', Marley Modern Smooth Grey Roof Tiles' and 'Silicone Scraped Texture K-Rend White / Polar White' to be applied as shown on drawing no. 03195438/03 (A) Elevations as Proposed (Amended Plan Received 06.06.19).

   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.

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 windows in the ground and first floors on the side elevation facing south 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 positively and 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	06.06.19	Signed: M. Atkinson-Smith
Authorisation	06.06.19	Signed: A. Truman

Report Author Michael Atkinson-Smith