

APPLICATION NUMBER: 24/01085/HOUS

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Location:	8 Hulbert Street Middleton Rochdale M24 2HY
Proposal:	Two storey side and single storey rear extensions
Applicant:	Mrs Leanne O Connell
Case Officer:	Hamish Rigg
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

Location

The application relates to no. 8 Hulbert Street; a two-storey end of terrace property in Middleton, Rochdale. The wider area is mixed-use, comprising semi-detached and terraced housing, together with several warehouse units and various amenities.

No. 8 faces south-east, overlooking a driveway and the public highway. It adjoins no. 6 to the north-east and flanks no. 10 to the south-west. The rear boundary of the curtilage faces north-west bordering an area of green space.

Description of Proposal

Permission is sought for a part two-storey, part single-storey side extension, together with a single-storey rear extension.

At first floor, the side extension would include a hipped roof, a front and rear window, and would be set back from the front elevation by approx. 0.5m. At ground floor, the side extension would sit flush with the front elevation and would include a lean-to roof and two front windows. The side extension would measure 2.2m (width) X 7.6m (depth) X 5.3m (eaves height) X 7.2m (maximum height).

The rear extension would adjoin the proposed side extension, and would comprise lean-to roof, a skylight, and double doors at the rear. The rear extension would measure 2.6m (width) X 2.4m (depth) X 2.2m (eaves height) X 3.5m (maximum height).

Proposed materials include red brick, grey slate roof tiles, and UPVC fenestration to match the host dwelling.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 14/11/2024; no objections were raised.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

First floor set back by 0.5m.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

In view of the above, the SPD recognises that two-storey side extensions to semi-detached dwellings, which extend up to the main front wall of the house and close to the boundary of the curtilage can lead to houses appearing to be a terrace, rather than separate dwellings, which can harm the character of the property and the area. As such, paragraph 5.12 requires side extensions to be set back from the principle elevation by 2m at first floor or by 1m at both ground floor and first floor.

Permission is sought for a two-storey side extension which is set back by 0.5m at first floor, and flush at ground floor. Whilst the proposal does not comply with paragraph 5.12 of the SPD, in this circumstance an exception can be made as the potential "terracing effect" is unlikely to harm the character and appearance of the property or the area. This is because the majority of properties along Hulbert Street and the surrounding streets are terraced houses, thus the potential terrace effect between no. 8 and no. 10 would appear as a continuation of the predominant built form. Furthermore, the proposed set back at first floor would ensure that the development remains subservient to the host dwelling.

Aside from the terracing effect, there was some initial concern that it would be difficult to match the brickwork with the host dwelling. The 0.5m set back at first floor level would mitigate the contrast between old and new brick, whilst at ground floor the new brick would be viewed against the modern porch extension, and therefore would not appear incongruous.

Generally speaking, the side extension follows a subordinate and uniform design which would appear subservient and in keeping with the host dwelling, as well as the character and appearance of the area.

There are no issues with the proposed rear extension which follows a modest and uniform design.

The proposed materials and fenestration are considered acceptable.

Overall, the design of the proposal is 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. 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 internal amenity for all existing and future occupants of land and buildings.

In view of the above, paragraph 5.6 of the SPD sets a maximum standard of a 3m projection for single-storey rear extensions to attached properties. The proposed rear extension projects approximately 2.4m, and by virtue of its compliance with the SPD, the rear extension would not adversely affect the amenity of neighbouring occupants.

Regarding the two-storey side extension, due to its siting and scale there would be no adverse effect on neighbouring occupants through overshadowing, loss of privacy, or overbearing impact.

The plans indicate that all habitable rooms would be served by adequate outlook and natural light. In terms of the proposed sensory room, the provision of adequate natural light is made possible through the proposed skylight and double doors on the rear extension.

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 property would retain one off-street parking space, as per the existing parking arrangements. The development is therefore acceptable in accordance with policies T2 and DM1 of the Rochdale Core Strategy.

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:

- Location plan
- Proposed elevations and floor plans: 3468-02
- Proposed site 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	06/01/2025	Signed: Hamish Rigg
Authorisation	15/01/2025	Signed: Ryan Killeen

Report Author Hamish Rigg