

APPLICATION NUMBER: 24/00211/HOUS

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Location:	83 Round Thorn Road Middleton Rochdale M24 1FT
Proposal:	Two storey side, part two/part single storey rear extension with Juliette balcony to the rear first floor elevation, following demolition of existing conservatory. New roof lights to front elevation to facilitate loft conversion. Erection of front porch and the creation of new vehicle hard-standing to the front elevation.
Applicant:	Mr and Mrs Andy And Charlene Wood
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)?	N/A

Location

The application relates to 83 Round Thorn Road, a two-storey semi-detached property in Middleton. Round Thorn Road forms part of a residential estate comprising houses of a similar design and material palette. The area is typically suburban with medium density housing and pockets of greenery.

The applicant property faces west, overlooking its driveway and no. 50 & no. 52 Round Thorn Road. It is adjoined by no.81 to the north, whilst no. 85 sits to the south. The rear boundary of the curtilage faces east and borders Wince Brook Park, a designated greenspace corridor along the banks of Vince Brook.

Description of Proposal

Permission is sought for the following works:

- A front porch with a lean to roof and front door. The porch would be comprised of red brick, grey concrete roof tiles, and UPVC doors/windows all to match the host property. The porch would measure approx. 2.7m in width, 1.3m in depth, 2.4m in height to eaves, and 3m in maximum height, with a total floor space of 3.8mSq.
- A two-storey side extension to accommodate a garage and loft conversion/extension. The side extension would be set back by 1m from the front elevation, include a gable roof, and integrate with the proposed rear extension. It would be comprised of red brick, grey concrete roof tiles, UPVC windows and doors – including a roof light, and a roller shutter garage door. It would measure approx. 3m in width, 9.2m in depth, 4.8m in eaves height, and 7.4m in maximum height.
- A part two-storey, part single-storey rear extension including new fenestration at ground floor, first floor, and second floor. The two-storey aspect would include a pitched roof, whilst the single-storey would have a lean to roof. Both rear extensions would be comprised of red brick, grey roof tiles, and UPVC windows and doors. The two-storey extension would measure 2.7m in depth, 4.9 in eaves height, and 7.8m in maximum height. The single-storey extension would project an additional 2.3m (5m in total) with an eaves height of 2.7m and a ridge height of 3.7m. The width of both rear extensions would span almost the entire property, measuring 8.6m in total.
- Demolition of the existing conservatory to the rear.
- A set of bi-folding and stepped access from the rear ground-floor extension.
- A Juliette balcony at first floor level of the proposed rear extension.
- A gable end window on the second floor of the proposed rear extension.

Relevant History

None

Township/Member comments

None

Consultee responses

Highways and Engineering 25/03/2024:

No objections

Representations

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes onto state

that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

Permission is sought for a porch, two-storey side extension, and part- two-storey-part- single-storey rear extension. Considering the modest size of the existing property and comparatively large scale of the works proposed, there was initial concern that the development would not be considered subservient. However, the majority of development is taking place to the rear, away from public view. Furthermore, the two-storey side extension has been set back from the principle elevation by 1m so as to maintain some of the space around the side of the property and achieve a subservient appearance. The proposed porch is still considered a large prominent feature, however there are numerous porches along Round Thorn Road of a similar scale and design. In light of the above, whilst the proposed development would significantly increase the footprint of the property, it appears subservient from public vantage points, and in respect of its context.

The porch and side extension – both visible from the street- follow a uniform and integrated design and use materials which match the host property. The fenestration is aligned between floor levels and well-proportioned. Regarding the side extension, the 1m setback maintains the symmetrical relationship with the adjoining property, thus corresponding with other semi-detached properties along Round Thorn Road.

The rear extensions follow a uniform and symmetrical design, which, alongside the matching materials, integrate well with the host property. The proposed fenestration is suitably aligned and proportioned, and helps to break up the rear elevation, thus enhancing its visual appearance. Furthermore, the proposed Juliette balcony, bi-folding doors, and gable window add contemporary features to the overall finish. The roof forms at both levels are similarly acceptable and correspond well with the host.

Overall, 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 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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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 amenity for all existing and future occupants of land and buildings.

Paragraph 5.8 of the SPD states that two-storey rear extensions can have an adverse impact on neighbouring occupiers due to the potential oppressiveness of a two-storey wall close to a common boundary. As such, paragraph 5.10 states that permission will not normally be granted for two-storey extensions that projects beyond a 30 degree line drawn from a point 3m along the common boundary from

the rear elevation of the adjoining dwelling, where the neighbouring property has an existing single-storey rear extension. The proposed two-storey rear extension measures 2.7m and due to no.81's single-storey rear extensions is therefore compliant. By virtue of its compliance, the proposed two-storey extension would not have an unacceptable impact on neighbouring residential amenity.

Similarly, paragraph 5.6m states that permission will not normally be granted for two-storey extensions that project beyond a 45 degree line drawn from a point 3m along the common boundary from the rear elevation of the adjoining dwelling. The proposed rear extension is therefore compliant as it projects approx. 1.4m beyond the rear elevation of no.81's single-storey extension. Again, it would not undermine the residential amenity of neighbouring occupiers at no.81.

The proposed side extension would include a window at first-floor level, however this would be obscurely glazed and would serve an en-suite. As such, it would not reduce the privacy of residents at no. 85.

Owing to the side extension's 1m setback, there would be sufficient room round the side of the property to store bins away from public view.

Overall, 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 proposed development includes additional landscaping to the front driveway which would accommodate an additional parking space. In total, the property would maintain the maximum standard of two parking spaces and is 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:

- Proposed elevations: 817-12C
- Proposed first-floor plan: 817-09D
- Proposed ground floor plan: 817-08D
- Proposed site and block plan: 817-07B
- Location plan
- Proposed roof plan: 817-11A
- Proposed loft floor plan: 817-10A

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	17/04/2024	Signed: Hamish Rigg
Authorisation	26/04/2024	Signed: Ryan Killeen

Report Author Hamish Rigg