APPLICATION NUMBER: 19/00325/HOUS

Application Number:	19/00325/HOUS
Location:	18 Eastfield Avenue Middleton M24 1DP
Proposal:	Enlargement of roof from hip to gable
Applicant:	Rafal Machalinski
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 an end terrace dwelling in a row of four lining the right hand side of the cul-de-sac head of Eastfield Avenue. The row sits at a right angle to the neighbouring row with No. 20 Eastfield Avenue being the closest dwelling other than the adjoined dwelling at No. 16 Eastfield Avenue. The common boundary shared with No. 20 Eastfield Avenue runs mostly at 45 degrees to between the dwellings towards the rear. The boundary of the substantial rear garden adjoins those of Nos. 69 and 71 Farmway.

Description of Proposal

The application proposes a hip to gable roof enlargement. The plans indicate that no additional habitable floor space would be provided. Construction materials would be brickwork and concrete tiles to match the existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. No representations have been received.

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

N/A

Assessment

Design: DM1 and P3

The proposed hip to gable roof enlargement would unbalance the terraced row and would differentiate the dwelling from all other dwellings in the immediate vicinity. It is acknowledged that visual harm would result from the enlargement, but it is also noted that by virtue of the position of the dwelling at the end of a set back row which shares a close relationship with the neighbouring terrace, the impact on the wider street scene would be limited. Therefore, whilst the proposed roof alteration cannot be said to represent a good standard of design, it is not considered that the visual harm that would arise in this particular location would warrant a refusal of planning permission. The design of the proposal is therefore acceptable and the application accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Due to the orientation of the application dwelling, the proposed development would result in some additional overshadowing of the side garden area of the adjacent property at No. 20 Eastfield Avenue and reduce the light reaching the window of the side elevation of the single storey side extension to that dwelling. However, the

impact would not be significant or considered to be of a degree that would warrant a refusal of planning permission. It is noted that no neighbour objections have been received in this respect. No other dwellings would be unduly affected in terms of residential amenity as a result of the proposal. The application therefore accords with Core Strategy policy DM1, the SPD and the NPPF.

Recommendation:

Grant subject to the following conditions:

1. The development must be begun no 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
   - EA 18 Drawing No. 11 Existing Block Plan
   - EA 18 Drawing No. 01 Existing Plans and Elevations
   - EA18 Drawing No. 12 Proposed Block Plan
   - EA 18 Drawing No. -03 Proposed Plans and Elevations

   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 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	03.06.19	Signed: M. Atkinson-Smith
Authorisation	03.06.19	Signed: A. Truman

Report Author Michael Atkinson-Smith