

Application Number:	24/00334/HOUS
Location:	26 Moss Lane, Middleton, M24 1WX
Proposal:	Two storey side extension, single storey rear extension and rear dormer including alterations to fenestration and front boundary wall
Applicant:	Chevreau
Case Officer:	Bob Melling
DETERMINATION DATE 04.07.2024	EXT OF TIME
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 refers to no. 26 Moss Lane, a two-storey detached dwelling located in Middleton. The property faces the highway to the northeast, is adjacent to no. 28 Moss Lane to the southeast and no. 1 Elleray Road to the northwest. The subject property lies at the end of a row of architecturally similar detached dwellings and benefits from a driveway to the side and a small front lawn.

Description of Proposal

Permission is sought for a two-storey side extension that would project 2.77m from the existing northwestern side elevation and be set back 0.35m from the existing front elevation. The extension would include a double-height bay window with a projecting roof feature.

The proposals also include a single-storey rear extension that would infill the corner of the dwelling between the proposed two-storey side extension and the existing single-storey rear extension.

In addition, the existing bay window and French doors to the rear would be removed and replaced with a single-storey rear extension with a depth of 0.75m to accommodate a set of 3m wide bi-fold doors.

Lastly, a rear dormer is proposed with a pitched roof including one roof light and the existing boundary wall to the front would be altered to accommodate an off-street parking space to the front of the dwelling. The proposed driveway would be laid with permeable tarmac and the proposals would retain some of the existing front lawn with additional landscaping also introduced.

The proposal is identical to a previous planning application (ref: 23/01336/HOUS) except for the addition of the proposed rear dormer. Therefore, the following report will primarily assess the impact of the rear dormer extension.

Relevant History

<u>23/01336/HOUS</u>	Two storey side extension, single storey rear extension with loft conversion, alterations to fenestration and front boundary wall - Grant subject to conditions
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Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no representations have been received.

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
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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

An amendment was sought to reduce the width of the proposed rear dormer by 0.5m.

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *"of high quality design and take the opportunity to enhance the quality of the area"* and to *"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, Section 5.1 of the SPD states development proposals should be *"in keeping with the host property and generally should be subservient to it."*

Whilst the side extension would not be truly subservient to the host dwelling, it is not considered that the impact on this particular dwelling would be detrimental to its overall character and appearance given the existing double height bay window and projecting roof feature which would remain the dominant features of the dwelling. Moreover, the proposed side extension would incorporate a 0.35m setback from the existing front elevation. On balance, it is considered that the proposed development would be sufficiently in-keeping with and subservient to the host dwelling, as per the proposal approved under application 23/01136/HOUS.

The side extension would be situated 0.2m from the side boundary of the site. Given that the application site is an end plot with no. 1 Elleray Road sited some 22.85m away, it is not considered that a visual terracing effect would result.

To the rear, the proposal includes a rear dormer extension. Section 5.16 of the SPD notes *"dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof."* Section 5.17 expands on this with the following principles:

- (i) *"They should not exceed the height of the ridge and where possible, should be sited below the ridge line of dwelling;*
- (ii) *They should be set back from the eaves line;*
- (iii) *They should be set in from the party/side walls of the house;*

- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
- (v) Dormers which wrap around the side of a hipped roof are not acceptable;*
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
- (vii) The materials used in the construction of dormers should match those of the existing roof; and*
- (viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.”*

The proposed dormer is considered to comply with the above guidance. It would be of an acceptable scale with a pitched roof design and appropriate materials. Therefore, the proposed dormer is considered to be an appropriate addition.

The existing bin storage arrangements would not be affected by the proposed development.

No concerns are had with the alterations to the front, with much of the existing boundary wall and landscaping remaining in situ. Moreover, the proposed site plan indicates the addition of further landscaping to the front of the parking bay, which would create a soft edge to the additional hardstanding.

The design of the proposals is therefore acceptable and in accordance with the relevant parts of Policies P3 and DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

In particular, section 4.1 of the SPD states the following minimum space standards for development proposals:

- “21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”

Additionally, section 5.5 states “it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.” Section 5.6 notes the following maximum standard for single storey extensions:

- “For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);

The proposed rear dormer would measure 15.90m to the rear boundary of the curtilage and at least 24m to the nearest neighbouring properties. The proposed side extension would measure 22.85m to the directly facing rear elevation of no. 1 Ellera Road, 11.52m to the rear boundary of the curtilage and 20.72m to the front elevation of no. 39 Moss Lane. Whilst the level of separation would fall short of the 21m standard in relation to no. 39 Moss Lane, given that the shortfall is marginal and that the properties already share a similar relationship, it is deemed that no unacceptable loss of privacy or amenity would occur.

It is noted that the proposed side elevation facing northwest would include a window to serve the en-suite, which would directly overlook the private rear garden of no. 1 Ellera Road. In order to avoid any undue loss of privacy, a condition is recommended to ensure that this window is fitted with obscure glazing to be retained thereafter. This is per the previous approval.

The rear extension complies with the guidance contained in the SPD and would not cause any unacceptable loss of light to the windows of neighbouring properties.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposals are therefore not considered to unduly impact upon the amenity of surrounding occupiers and the application is adjudged accordingly to comply with the relevant parts of Policy DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to "provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location."

The proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.

The existing provision of off-street parking to the side of the dwelling would be lost as a result of the proposals, leaving only one viable off-street space to the front of the dwelling.

Notwithstanding, regard has been had for the existing parking arrangements for the host property and other properties on the street scene, which comprise of similar arrangement. Moreover, Moss Lane is a traffic calmed route and the accident record reflects no trend for accidents. With this in mind, it is considered that the potential addition of one vehicle to the highway would not be detrimental to highway capacity and safety, as per the earlier approval.

The proposed parking arrangements are 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. The permission relates to the following plans:

- Location Plan. Dwg no. 062ROC-100
- Existing Site And Roof Plan. Dwg no. 062ROC-101A
- Proposed Site And Roof Plan. Dwg no. 062ROC-102B
- Existing Ground Floor Plan. Dwg no. 062ROC-103A
- Existing First Floor Plan. Dwg no. 062ROC-104A
- Existing Elevations. Dwg no. 062ROC-105A
- Proposed First Floor Plan. Dwg no. 062ROC-107A
- Proposed Second Floor Plan. Dwg no. 062ROC-108B
- Proposed Ground Floor Plan. Dwg no. 062ROC-106A
- Proposed Elevations. Dwg no. 062ROC-109A
- Street Scenes. Dwg no. 062ROC-110A

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 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 drawing number 062ROC-109A unless otherwise approved in writing by the Local Planning Authority.

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, the Places for Everyone Joint Development Plan 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 proposed first floor en-suite window on the side elevation facing northwest 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 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	28/05/2024	Signed: BM
Authorisation	01/07/2024	Signed: RC

Report Author Bob Melling