

Application Number:	23/00999/HOUS
Location:	5 Home Drive, Middleton, M24 1NB
Proposal:	Single storey side/rear extension with pitched roof following demolition of existing garage and outbuilding
Applicant:	Mrs Annette Speake
Case Officer:	Bob Melling
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. 5 Home Drive, a two storey, semi-detached dwelling located at the end of a cul-de-sac in Alkrington, Middleton. The application property faces the highway to the northwest, adjoining no. 7 Home Drive to the southwest and adjacent to the rear driveway of no. 206 Manchester New Road to the northeast.

The site benefits from a large driveway and a modestly sized rear garden which backs onto the rear garden of no. 208 Manchester New Road. Along the northern boundary of the curtilage is a detached garage with a further two outbuildings located within the rear garden. The existing dwelling consists of pebble dash render, red brick, brown uPVC and grey roof tiles.

Description of Proposal

Permission is sought for a single storey side and rear wraparound extension with a pitched roof following the demolition of the existing detached garage and outbuilding. The proposed extension would project 3.6 metres from the existing side elevation and 2.92 metres from the existing rear elevation, with a length of 8.92 metres and a width of 7.19 metres. It would have a dual-pitched roof with a maximum height of 3.79 metres and a height to eaves of 2.61 metres. Materials for construction are proposed to match existing.

Relevant History

22/00493/HOUS

Two-storey side extension, single storey rear extension and replacement of render, following demolition of existing garage
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

N/A

Assessment

Design: DM1 and P3

Policy 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.”*

The proposed side extension would be of a single storey form which would appear subservient to the host dwelling. The proposed materials would complement those used externally on the existing building and the window proportions would not detract from the character of the host dwelling.

The proposed roof design and pitch would be appropriate, particularly given the existing forward gable projection to the front of the pair of semi-detached dwellings.

Access to the side of the host dwelling between the front and rear curtilage would be retained; enabling the storage of refuse bins out of public view and in accordance with section 3.12 of the SPD.

Therefore, by virtue of its materials, scale and design, it is considered that the proposed extension would be compatible with the character of the existing dwelling and would not harm the appearance of the street scene.

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

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.”*

The proposed extension would measure approx. 4.9 metres to the rear boundary of the curtilage, which comprises a 1.8 metre tall timber fence. There is also a mature broadleaf tree in the southern corner of the rear garden which provides a moderate level of screening between the application property and no. 208 Manchester New Road to the rear. The proposed extension would measure approx. 10.5 metres to the rear elevation of no. 208 Manchester New Road, which is skewed away from the application property. Given the single storey form of the extension and in light of the site context, it is not considered that the proposed development would result in an undue loss of privacy for nearby properties.

Section 5.6 of the SPD 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 extension would project 2.92 metres from the rear elevation of the attached dwelling, no. 7 Home Drive, and would be set in approx. 3.8 metres from the common boundary. On this basis, it is not considered that the proposed development would result in an undue loss of light or overbearing impact towards no. 7 Home Drive.

The proposals confirm that the application property would retain sufficient garden space and that all habitable rooms would receive natural light.

For this reason, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord with policies 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. The permission relates to the following plans:

- Location Plan. Dated 09/09/2023
- Existing Site, Block And Location Plan. Drg no. 550-101
- Existing Ground Floor Plan. Drg no. 550-102
- Existing First Floor Plan. Drg no. 550-103
- Existing Elevations. Drg no. 550-104
- Proposed Site, Block And Location Plan. Drg no. 550-105A
- Proposed Ground Floor Plan. Drg no. 550-106A
- Proposed First Floor Plan. Drg no. 550-107
- Proposed Elevations. Drg no. 550-108A

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 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	13/10/2023	Signed: BM
Authorisation	09/11/2023	Signed: RC

Report Author Bob Melling