

APPLICATION NUMBER: 24/00611/HOUS

Application Number:	24/00611/HOUS
Location:	98 Springfield Road, Middleton, M24 5DD
Proposal:	Single-storey side and rear extensions, first floor rear extension, replacement of flat roofs with pitched roofs and formation of raised patio to rear.
Applicant:	MS J HICKLIN
Case Officer:	Bob Melling
DETERMINATION DATE 02.10.2024	EXT OF TIME
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy**National**

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)
JP-P1 Sustainable Places
JP-P2 Heritage

Local**Saved Rochdale Unitary Development Plan (UDP) 2006:**

G/D/1 Defined Urban Area
BE/17 New Development Affecting Conservation Areas

Adopted Rochdale Core Strategy (CS) 2016:

P2 Protecting and enhancing character, landscape and heritage
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

Summary of comments from neighbours, consultees and Planning Panel

Conservation Officer - The proposal would have a neutral impact on the significance of the Conservation Area.

Assessment

Impact on Designated Heritage Assets

Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

Paragraph 208 of the NPPF states "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

PfE Policy JP-P2 requires development proposals to ensure the heritage significance of a site or area is considered in accordance with national planning policy.

CS Policy P2 sets out the aim of protecting the Borough's heritage by conserving, enhancing and promoting key heritage assets, such as Conservation Areas.

The application property is adjacent to Middleton Town Centre Conservation Area. Therefore, consultation has been carried out with the Council's Conservation Officer.

The Officer raised no objections to the proposals subject to the use of materials to match existing.

Therefore, the proposal would accord with CS Policy P2, PfE Policy JP-P2 and the relevant policies contained within the NPPF.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The design would largely result in the addition of pitched roofs to existing flat roof structures, plus the addition of a first floor rear extension, plus and increase in scale of the existing side/rear extension. The provision of pitched roofs would improve the appears of the existing structure and the increased scale and addition of the first floor extension would also respect the design of the host property. The design of the

proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

Although the proposals would result in a raised patio to the rear, it is noted that this is to provide level amenity access into the rear garden and would match the height of the existing raised patio. On this basis, no concerns are had regarding the raised patio.

Furthermore, the first floor extension, with a rear projection of 1.7m would comply with the requirements set out in the Council's SPD – Guidelines and Standards for Residential Development, ensuring no adverse levels of overshadowing or overlooking for neighbouring residents.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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. This permission relates to the following plans:

- Existing & Proposed Plans. Dwg no. JH-01_01 rev B
- Existing & Proposed Elevations & Site Plans, & block location plan. Dwg no. JH-01_02 rev C

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan 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	30/09/2024	Signed: BM
Authorisation	02/10/2024	Signed: RC

Report Author Bob Melling