APPLICATION NUMBER: 19/00077/HOUS

Application Number:	19/00077/HOUS
Location:	Old Rectory Gardens 1 Mellalieu Street Middleton M24 5DN
Proposal:	Erection of a new single storey front and side wrap around extension including conversion of existing garage to additional living accommodation following demolition of small front entrance porch and over canopy to garage - Resubmission of 18/00594/HOUS
Applicant:	Mr And Mrs Rennie
Case Officer:	Osian Perks
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**

Location

This application relates to a large two storey residential property situated within the Middleton Conservation Area. It is built in red brick with slates to roof and UPVC windows throughout. It has a T-shape design with two storey front and rear gable fronted projections.

The property is built with an integral garage and front porch, both of which are covered by a canopy roof.

The property is situated within the Middleton Conservation Area and within the former moat of The Old Rectory, a Grade II Listed building. The property shares a driveway with The Old Rectory and 2 Old Rectory Gardens.

Description of Proposal

The proposal constitutes the demolition of the existing front porch and canopy, the conversion of garage to additional living space and the erection of a single storey,

front and side wrap around extension which would create a garage and utility room to the side of the property and additional living space and a porch to the front of the property.

To the front, the extension would be built with a mono-pitched roof. On the front elevation of the property, would be a pair of French doors providing alternate access to the internal living area.

The side extension element would have a dual pitched roof, accommodate a garage to front and utility room to the rear.

Relevant History

00/D37573- Erection of two linked dwellings. Approved.
03/D41259- First Floor Extensions To Dwellings. Approved.
18/00594/HOUS- Erection of a new single storey front and side wrap around extension including conversion of existing garage to additional living accommodation following demolition of small front entrance porch and over canopy to garage. Refused for the following reason:

- Due to the considerable proportions of the proposed bi-fold doors and the design of the proposed apex roof with a glazed front facing gable, it is considered that the proposed front extension would constitute an incongruous addition to the host dwelling. In addition, the proposed development would result in the lack of an obvious main entrance to the application property, giving it a poor overall legibility. As such it is considered that the proposed development is of poor design and is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy and paragraphs 127 and 130 of the National Planning Policy Framework.

Township/Member comments

n/a

Consultee responses

Conservation And Design

1 Old Rectory Gardens is a 21st century dwelling, constructed in the setting of The Old Rectory, a Grade II listed building. The property is also located within the Middleton Town Centre Conservation Area.

The proposal seeks to erect a porch and single storey extension in place of an existing porch and garage.
It is considered that the development will have a neutral impact upon the conservation area and the setting of the listed building (NPPF, paragraph 192).

This being said, there are a number of areas in which the design of the proposed extension could be considerably improved and these are explored below:

1. The proposed design for the extension removes a dominant entrance from the building which makes the elevation difficult to understand. It would be more appropriate for the extension to include a clear main entrance rather than 3 sets of double doors.
2. The inclusion of 4 roof lights on the south elevation creates an overly cluttered area. It would likely be more appropriate for the proposed solid entrance door to be reduced in width and for a side light window to be

incorporated to allow natural light in to the entrance porch, similar to the existing design. It would also be appropriate for the roof light above the garage to be removed and for the roof lights which will service the sun lounge to be brought closer together to create a better proportioned feature.

Representations

None

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
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

Impact upon the Significance of Heritage Assets: DM1, P2, P3

Policy P2 of the Rochdale Core Strategy states that the borough's heritage will be protected by '*Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory*'. Both the Middleton Conservation Area and the Grade II listed Old Rectory are considered statutory heritage assets.

Given the scale of the works and the location of the host dwelling, largely obscured from public view, the proposal is unlikely to impact upon the character of the conservation area.

The proposed development is well screened from the grounds of The Old Rectory by existing established trees and shrubbery. It is therefore considered that it is unlikely to impact upon the historic or architectural interest of this property.

No harm would be caused to the significance of the Conservation Area or the setting of the adjacent listed building.

Amenity: DM1 and SPD

The proposed extension would be situated approximately 3.7 metres from the rear amenity space boundary of No.4 and No.6 Muirfield Drive. Due to its small size and the substantial level of screening provided by trees and vegetation on the shared boundary, it is considered that the proposed extension would not significantly overshadow or have an overbearing impact upon the occupiers of these properties.

The proposed extension would be set approximately 5.5 metres away from the boundary shared with the side boundary of No.2 Old Rectory Gardens. Given its siting, size and design, it is considered that the proposed extension would not significantly overshadow or have an overbearing impact upon the occupants of the neighbouring property.

Design: DM1 and P3

The amendments to the previously refused scheme include the removal of the front gable, the creation of an opaque front doorway and the removal of the proposed bi-fold doors and their substitution with smaller French doors. It is considered that these alterations will make the proposed extension appear as a more sympathetic addition to the host dwelling and the removal of the bi-fold doors improves the property's overall legibility, addressing the previous concerns raised.

Whilst the appearance of the front doorway is not clear from the information submitted, to ensure the clear legibility of the application property and this as a front entrance, it is considered that details of this should be secured via condition.

In light of the above, it is considered that the proposal would accord with the visual amenity aims of Policies DM1and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

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 Ground and First floor plans (Dwg. No. 05B) (submitted 06/04/2019)
   - Proposed Elevations plans (Dwg. No. 05B) (submitted 06/04/2019)
   - Site Location Plan
   - Existing Site and Demolition Plan (Dwg. No. 03)
   - Existing Elevations (Dwg. No.1)
   - Existing Ground and First Floor Plans (Dwg. No.1)

   and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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 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	10/04/2019	Signed: OP
Authorisation	11/04/2019	Signed: AT

Report Author Osian Perks