APPLICATION NUMBER: 22/00518/HOUS

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Location:	27 Woodlands Way, Middleton, M24 1WL
Proposal:	Alterations to and extension of existing two storey side extension, single storey rear extension and installation of rooflights on front and rear elevations following demolition of existing store and rear extension
Applicant:	Miss Rebecca Blankenbyl
Case Officer:	James Bridgman
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

This application refers no.27 Woodlands Way, a two-storey semi-detached property in a corner plot location by the junction between Woodlands Way and Hall Drive. The dwelling benefits from a two-storey side extension with a garage at ground floor and has a substantial amount of garden area to the side and rear of the property.

Description of Proposal

Permission is sought for a two-storey extension to the rear of an existing two-storey side extension and a single storey rear extension. The proposed two storey extension sits flush with the rear of the existing dwelling, it has the same eaves height as the existing extension and the ridge is set down 0.6m from the original dwelling. The single storey extension has a projection of 3m, a width of 10.67m and has a lean-to roof with three roof lights.

The extensions will be constructed in brick and roof tiles to match the materials of the existing dwelling. The extensions follow the demolition of a single storey side and a single storey rear extension.

Additionally, permission is sought for the following alterations to fenestration:

- Addition of two roof lights to the front elevation of original dwelling
- Addition of one roof light to the rear of the original dwelling
- Removal of first floor landing window on side elevation
- Increase in size of first floor bathroom window on rear elevation
- Removal of garage door to existing side extension and addition of window

Relevant History

22/00199/HH42 - Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3m). Decision: Refused

21/01809/HOUS - Two storey side extension and alterations to fenestration on front, side and rear elevations following the demolition of existing singe storey side and single storey rear extensions. Decision: Grant subject to conditions

21/01806/HH42 – Prior notification for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 3.11). Decision: Refused.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and one neutral representation was received.

A summary of comments: Removal of chimney breasts should be reflected in a Party Wall Act letter served on occupants of no.25 Woodlands Way.

Officer comments: This is not a material planning consideration in the determination of this application.

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 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

- The proposal is considered to be in keeping as it includes the use of materials to match the materials of the existing dwelling.
- The roof on the side extension is appropriately designed and in keeping with the original dwelling. Furthermore, the ridge height is set down 0.6m and maintains the subservience of the existing side extension.
- The scale of the side extension is acceptable and would not harm the visual amenity of the street scene.
- The scale of the single storey rear extension is acceptable with an appropriately placed lean-to roof.
- Access between the front and rear gardens is retained, meaning bins can be stored out of public viewpoint and accordance with section 3.12 of the SPD.
- 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
DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

The neighbouring property no.1A Hall Drive is currently undergoing works consisting of a single storey side extension, first floor rear extension and alteration to the fenestration on the gable end under permission 21/00857/HOUS.

The proposed rear elevation of two storey side extension directly faces the gable end of no.1A and has a separation distance of approximately 10.1m. The neighbouring property will have a first floor obscurely glazed bathroom window, a ground floor window to a utility and a secondary window to a kitchen/dining room.

Given the proposed first floor rear windows on the side extension would directly face the gable end of no.1A Hall Road, it is considered it would lead to a loss of privacy to

the secondary window of the kitchen/dining room which is habitable room. Therefore a condition has been added to obscurely glaze the first floor rear windows on the side extension. Given the applicant rear windows are to non-habitable rooms (an en-suite and walk-in-wardrobe) it is not considered to lead to a loss of occupier amenity for the applicant.

The single storey rear extension complies with section 5.6 of the SPD, outlining a maximum projection of 3m for single storey rear extensions to attached properties. Therefore it is not considered to unduly harm the amenity of the adjoining neighbour no.25 Woodlands Way.

Given the proposed three rooflights on the single storey rear extension, the kitchen/dining area is considered to get a sufficient amount of light. The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5.

The site still retains the provision of two on-site car parking spaces as shown in the proposed site plan. The proposed parking arrangements are therefore acceptable and 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 and Proposed Site Plan: 21056 01
- Existing Ground Floor Plan: 21056 02
- Existing First Floor Plan: 21056 03
- Existing Loft Plan: 21056 04
- Existing Elevations: 21056 05
- Existing Section: 21056 06
- Proposed Ground Floor Plan: 21056 07 Received 14-04-2022
- Proposed First Floor Plan: 21056 08 Received 14-04-2022
- Proposed Joist Plan: 21056 09
- Proposed Loft Plan: 21056 10
- Proposed Elevations: 21056 11
- Proposed Section A : 21056 12
- Proposed Section B: 21056 13
- Existing Site Plan: 21056 21

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. 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 two storey side extension hereby permitted the windows on the first floor on the rear elevation facing north west 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 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	30/05/2022	Signed: JB
Authorisation	09/06/2022	Signed: AT

Report Author James Bridgman