

Application Number:	23/00354/HOUS
Location:	7 Parkside, Middleton, M24 1NL
Proposal:	First floor side extension
Applicant:	MR PAUL CROSSLAND
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 relates to no.7 Parkside in Middleton, a two-storey, semi-detached property located within the Defined Urban Area. The house is set back 5m from the highway by a front driveway and small garden area with a boundary treatment consisting of a low brick wall. To the rear is a large private garden which extends approximately 30m down the steep slope to the boundary with no.2 Dingle Road. The house dates from circa 1930s and is constructed in red brick and terracotta roof tiles with a double height bay feature to the front facade.

Description of Proposal

Permission is sought for a first floor side extension above the existing attached garage. The extension would have a depth of 5.6m, sit flush with the existing front wall and have a hipped roof set down from the existing ridge.

Materials for construction of the extension would be facing brickwork and terracotta roof tiles to match the existing dwelling, along with black uPVC windows.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent all 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

Amendments were sought by the Case Officer to provide a set back to the proposed extension from the existing front wall. No amendments were submitted.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

The proposed development will be constructed with matching materials to the host dwelling. It is considered to be of acceptable scale and massing with an appropriately designed roof and fenestration.

The proposed first floor side extension features a hipped roof which has a lower ridge height than the original application property. However, the proposed extension would sit flush with the existing front elevation. Whilst a setback would be preferred, it is acknowledged that the proposed ridge height would be significantly lower than existing and that the double height bay feature and peak on the front elevation would remain a prominent feature. On balance, it is considered that the proposed extension would demonstrate sufficient subservience to the host dwelling.

The proposed first floor side extension is over 1 metre from the boundary of the application property's curtilage. Therefore, it is not necessary in this instance to consider the potential for the 'terracing effect' as detailed within Rochdale's SPD.

The design of the proposal is therefore acceptable and complies with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the SPD.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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.

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:

- Location Plan
- Existing and Proposed Plans. Drg no. 01. Rev. 03

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 saved Rochdale Unitary Development Plan, 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	12/06/2023	Signed: BM
Authorisation	15/06/2023	Signed: RC

Report Author Bob Melling