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|----------------------------|----------------------------------------------------------------------------|
| <b>Application Number:</b> | 22/01533/HOUS                                                              |
| <b>Location:</b>           | 38 Guildford Grove, Middleton, M24 2NY                                     |
| <b>Proposal:</b>           | Single storey rear extension following demolition of existing conservatory |
| <b>Applicant:</b>          | Miss Sarah Higinbotham                                                     |
| <b>Case Officer:</b>       | Bob Melling                                                                |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                         |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b>   |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

**Location**

The application refers to no. 38 Guildford Grove, a two storey, mid-terrace dwelling located on a row of architecturally similar dwellings in North Middleton. The dwelling faces east on to the highway, adjoining no. 36 to the north and no. 40 to the south. To the rear, the application property faces the rear garden of no. 23 Ashbourne Avenue.

**Description of Proposal**

Permission is sought for a single storey rear extension with a projection of 3m from the rear elevation of the host dwelling, a maximum height of 3.7m and a height to eaves of 2.6m. It has a lean-to pitched roof topped in concrete tiles, is constructed in matching brickwork and features 3.1m wide bi-fold doors. The development will replace an existing conservatory, which is to be demolished.

**Relevant History**

N/A

**Township/Member comments**

N/A

## **Consultee responses**

N/A

## **Representations**

Letters of notification were sent to the surrounding properties. No representations were received.

## **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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | 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 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.
- ☐ The application site is a two storey, mid-terrace dwelling situated on a residential street in North Middleton. The street scene is relatively uniform and characterised by a coherent architectural design, materiality and scale.

- ☐ The proposed single storey rear extension would be constructed in a material palette coherent with the original build and wider street scene. The enlargement would incorporate a lean-to pitched roof which is considered to be in-keeping with the current roof form. The proposed development would appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the surrounding 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**

- ☐ The proposal would accord with the requirements of section 5.6 - 5.7 of the SPD and is not considered to result in an undue loss of light or outlook to the neighbouring dwellings.
- ☐ The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.
- ☐ 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.
- ☐ In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers 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 Site Plan
- Proposed Site Plan
- Existing and Proposed Floor Plans and Elevations. Drg no. 3194-01

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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 12/01/2023  | Signed: BM     |
| <b>Authorisation</b>    | 02/02/2023  | Signed: RC     |

Report Author Bob Melling