

Application Number:	24/01139/HOUS
Location:	37 Mainway, Middleton, M24 1LL
Proposal:	Single storey rear extension, alterations to existing roof including increase in height, rear dormer and roof lights, insertion of first floor window within west-facing side elevation and alterations to rear patio following demolition of existing conservatory.
Applicant:	Mr Stephen Michaels
Case Officer:	Bob Melling
DETERMINATION DATE 10.01.2025	EXT OF TIME 14.01.2025
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. 37 Mainway, a two-storey, detached dwelling located on a corner plot at the junction of Mainway and Manor Road in Middleton. The dwelling faces the highway to the south and is adjacent to no. 39 Mainway to the east with no. 31 Mainway located across Manor Road to the west. The rear boundary of the curtilage borders the side elevation of no. 57 Manor Road. The ground levels increase steadily in an easterly direction, with the result that no. 39 Mainway is at a higher level than the application property. The application property is constructed in red brick with grey roof tiles and brown uPVC fenestration.

Description of Proposal

Permission is sought for a single storey rear extension and a rear dormer following an approximate 0.65m increase in the ridge height of the dwelling. The proposals include several roof lights, the insertion of a first floor window within the existing west-facing side elevation and a replacement raised patio to provide level amenity

access, with steps leading down to the rear garden. The proposed development would be finished in brickwork and roof tiles to match those used in the existing dwelling, including grey hung tiles to the face and sides of the proposed dormer.

Relevant History

91/D26649 First Floor Side Extension To Dwellinghouse - Grant STC (May 1991)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Paragraph 135 of the NPPF requires new development to be “visually attractive as a result of good architecture, layout and appropriate and effective landscaping” in addition to ensuring that development is “sympathetic to local character.”

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identity that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “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.”

It is important to note that the street scene is characterised by a mixture of built forms and architectural styles. As a result, there is a distinct lack of uniformity. Furthermore, there is a lack of consistency regarding building heights. This is symptomatic of both the variety of built forms and the minor topographic changes along the street.

On this basis, the proposed increase in height would not appear incongruous and the proposals would retain the overall shape of the roof. Therefore, the proposed increase in height is considered to be acceptable.

Although the proposed rear dormer would be visible from public vantage points, particularly along Manor Road, it is noted that the dormer would generally comply with the design principles for dormers outlined in Section 5.17 of the SPD. It would have a dual-pitched roof and be finished in materials to match those used in the construction of the roof. Therefore, it is not considered that the dormer would unduly harm the character of the host property or the street scene.

The proposed single storey rear extension would be an appropriate scale and design that would respect the character of the host dwelling. No concerns are had regarding the addition of roof lights or the addition of a window within the existing side elevation.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under CS Policy DM1, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed single storey rear extension would have a depth of 3.71m and measure approximately 1.6m from the shared boundary with no. 39 Mainway. It would comply with the projection limit for single-storey rear extensions set out in Section 5.6 of the SPD and is not considered to unduly harm the living conditions of the occupants of the adjacent dwelling.

The proposed rear dormer would measure approximately 10.77m to the rear boundary and the side elevation of no. 57 Manor Road. The facing side elevation of no. 57 does not include any habitable room windows, meaning the proposed rear dormer would not result in a harmful loss of privacy for any of the neighbouring windows. Furthermore, the level of separation with the neighbouring rear garden would comply with the 10.5m SPD requirement. On this basis, and given that the dormer windows would serve a shower room and a walk-in wardrobe, it is not considered that the proposed dormer would result in an undue loss of privacy for neighbouring occupants.

Although the proposed single storey rear extension would include two windows which would directly face the rear garden of no. 39 Mainway, it was noted during a site visit that views into the neighbouring garden are restricted given the existing boundary treatment and the difference in ground levels. Moreover, the proposed windows would not serve habitable rooms.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, 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. Dated 15.11.2024
- Existing Site, Block And Location Plans. Dwg no. 905-01
- Existing Ground Floor Plan. Dwg no. 905-02
- Existing First Floor Plan. Dwg no. 905-03
- Existing Loft Floor Plan. Dwg no. 905-04
- Existing Roof Plan. Dwg no. 905-05
- Existing Elevations. Dwg no. 905-06

- Proposed Site, Block And Location Plans. Dwg no. 905-07
- Proposed Ground Floor Plan. Dwg no. 905-08A
- Proposed First Floor Plan. Dwg no. 905-09A
- Proposed Loft Floor Plan. Dwg no. 905-10A
- Proposed Roof Plan. Dwg no. 905-11A
- Proposed Elevations. Dwg no. 905-12A

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 development hereby permitted shall be in accordance with drawing 905-12A unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan 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	23/12/2024	Signed: BM
Authorisation	14/01/25	Signed: LA

Report Author Bob Melling