

Application Number:	23/00415/HOUS
Location:	515 Rochdale Road Middleton Rochdale M24 2GN
Proposal:	Single storey rear extension
Applicant:	Ms Gemma Fitzpatrick
Case Officer:	Hamish Rigg
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	no
	Contrary to previous decision?	no
	Called in or Planning Panel objection?	no

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	no

CONDITIONS	Pre-commencement conditions proposed?	no
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 515 Rochdale Road, a two-storey, semi-detached property in Middleton, Rochdale. The property is one of a row of approximately 20 detached or semi-detached houses along Rochdale Road which are similar in design and material. It sits on the fringes of Middleton, a low-density residential suburb with plenty of green space and openness. Whilst the property lies within a defined urban area, as per policy G/D/1 of Rochdale's Adopted Core Strategy (2016), its north-west boundary is shared with green belt land.

The adjoining property to the north-east is 517 Rochdale road, and the adjacent property to the south-west is 513a Rochdale road. The front elevation overlooks the highway and faces 'Cardinal Langley Roman Catholic School'.

Description of Proposal

The application seeks permission for a single-storey rear extension which includes a sloped roof, 3 sky-lights, and a series of bi-folding doors across the rear elevation. The width of the proposal measure approx. 9.5m; and the depth approx. 2.9m. The height to eaves measures approx. 2.3m, and the maximum height measures approx. 3.4m. The bi-folding doors measure 6.8m in width aligned in the centre of the extension's rear elevation.

The materials proposed consist of matching red brick on all elevations, matching red roof tiles, and brown PPC aluminum bi-folding door.

Relevant History

84/D16957: Three-storey side extension – granted subject to conditions.

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to relevant neighbouring properties on 12/05/2023. Concerns have been raised relating to potential overshadowing caused by the extension.

Furthermore, objections have been made regarding the possibility of structural damage to an adjacent house, the proximity of a surface water drain, and possible party wall complications. Nonetheless, these concerns do not comprise material planning considerations.

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

The proposal follows a uniform and appropriate design, which is both complimentary and subservient towards the host property. The scale of the extension is not overbearing nor does it appear irregular in its context. The sloped roof form and fenestration are well considered and alongside the matching material palette, contribute to a well-designed and high-quality finish. As such the proposal is both sympathetic and positive in its relationship with the original dwelling and wider setting.

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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Considering the above policy on amenity, there is concern that the extension could be overbearing and overshadowing towards 517 Rochdale Road. As the proposal is north-west facing, in the evening it will cast a shadow on the rear elevation and garden of the adjoining property. Paragraph 4.1 of the SPD states that "although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm." Furthermore, paragraph 5.5 demands that "single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers." Nonetheless, the SPD sets a maximum standard for single-storey rear extensions of 3 metres along the common boundary of attached properties to protect

against excessive overshadowing and loss of privacy. The proposal complies with the maximum standard, measuring 2.9m along the shared boundary. Irrespective of its compliance with the maximum standard, the proposal would not create 'unacceptable harm' to the adjoining property or garden. There would be no impact on privacy as there are no windows which overlook neighbouring properties. Furthermore, overshadowing to neighbouring habitable rooms would be minimal and is mitigated by the existing verandah at 517 Rochdale Road which already casts a shadow on the rear elevation. The loss of light to the adjoining garden would only be to a small section for a limited time, and there remains plenty of garden space which would be unaffected by the extension.

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 proposed extension will have no bearing on current parking availability, therefore retaining the maximum standard of 2 parking spaces.

- The proposed parking arrangements are therefore acceptable 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. This permission relates to the following plans:

Existing site plan and location plan: MRM-SVA-ZZ-ZZDR-A-2000REV
Proposed elevation plans: MRM-SVA-ZZ-ZZ-DR-A-2011REV A
Existing elevations: MRM-SVA-ZZ-ZZDR-A-2010 REV
Existing and proposed floor plan with 3D proposed view: MRM-SVA-ZZ-ZZ-DR-A-2005-REV A
Proposed site and location plan: MRM-SVA-ZZ-ZZDR-A-2001 REV-

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: Hamish Rigg
Authorisation	29/06/2023	Signed: Ryan Killeen

Report Author Hamish Rigg