APPLICATION NUMBER: 19/00112/HOUS

Application Number:	19/00112/HOUS
Location:	31 West Malling Close Heywood OL10 2WP
Proposal:	Single storey front extension
Applicant:	Lily Kennedy
Case Officer:	James Hughes
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**

Location

31 West Malling Close is a two storey semi-detached property located on a corner plot. The property is built of red brick. The property is adjoined to no.29 to the north which is similar in appearance to the host dwelling. The south boundary is bordered by the rear garden area of no.23 and no.25 Kenley Drive, as well as a small area of open space. The properties are orientated away and forward of the host dwelling. The front boundary of the property is bordered by the side elevation of 14 West Malling Close. The rear boundary of the property backs on to agricultural land.

Description of Proposal

The application proposes the construction of a single storey front extension. The proposal creates an extension to the existing porch area increasing the width from 2.7m to 4.0m. The proposal does not lead to any further projection to the host dwelling. The addition would be covered by a monopitched roof which would act as a continuation of the existing front porch roof.

Relevant History

- 00/D38248
- Residential development – 181 Dwellings and Associated Roadworks Including Formation of a Roundabout at Middleton Road Junction
- Grant Subject to Conditions
- July 5, 2001

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

N/A

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- Policies DM1 and P3 of the Council's adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area. In addition, paragraphs 56 and 58 of the National Planning Policy Framework (NPPF) state that the Government attaches great importance to the design of the built environment and that good design should contribute positively, making places better for people and should be visually attractive as a result of good architecture and appropriate landscaping.

- The application proposes an extension to the front of the property and would lead to the widening of the existing projecting porch area of the property. The addition would lead to the loss of symmetry to the pair of semi-detached dwellings. The addition would also lead to the elongation of the existing ground floor front elevation window, which would further unbalance the appearance of the dwellings. However, the property is sited on a corner plot at the far end of a cul-de-sac. The front elevation of the dwelling is not directly overlooked by any property due to its siting away from the highway and the lack of any dwellings facing the highway opposite. In this particular location it is therefore considered that the impact on visual amenity is not unduly overbearing. It is also noted the proposed extension is to provide specialist facilities for a resident with mobility issues.

- The design of the proposal is therefore, on balance, acceptable and accords 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 requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Paragraph 17 of the NPPF containing the ;core planning principles' advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development'.

  The extension would project from the main front elevation of the dwelling by approximately 1.3m. However, the property features a front porch area which is part of the original build and projects from the property by the same amount. The proposed extension therefore leads to a widening of the existing porch area by approximately 1.3m, increasing it from 2.7m wide to 4.0m wide. This extension is therefore not expected to have any undue impact on residents of neighbouring properties.

  It is noted that the side elevation of 14 West Malling Close has one window facing the front elevation of the host dwelling. However, the addition of the extension and alteration of existing window would not lead to any change in impact to either property in terms of amenity or overlooking. It is noted the reason for the extension is to provide specialist facilities for a resident with mobility issues.

- 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:-

- Block Plan, Existing and Proposed Plans and Elevations with drawing number G9528:995 dated November 2018.

and the development shall be carried out in complete 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. 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	02/04/2019	Signed: JAH
Authorisation	03/04/2019	Signed: AT

Report Author James Hughes