

Application Number:	22/01025/HOUS
Location:	115 Kingsway Middleton M24 1HP
Proposal:	Single-storey side extension including render following removal of ground floor window at rear and demolition of existing conservatory
Applicant:	RHIANNON MCKEAN
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

This application relates to no.115 Kingsway, a two-storey, semi-detached dwelling in Middleton. The property is southwest facing towards the highway and faces a small parcel of green space between Kingsway and Gloucester Road. The applicant dwelling is directly adjoined to no.2 Colwyn Avenue to the northwest and is adjacent to no.115A Kingsway to the east. The property benefits from a front garden and off-street parking.

Description of Proposal

Permission is sought for a single storey side extension including render following the removal of a ground floor window at the rear and the demolition of the existing conservatory. The proposed extension would occupy an identical external footprint to the existing conservatory and would have a flat roof with a maximum height of 2.59m – 0.18m less than the existing conservatory. The proposed extension will be of a materiality to match that of the existing dwelling.

It should be noted that the application property adjoins the highway to the south but is angled approximately 45 degrees away from Kingsway and faces southwest onto the junction between Kingsway and Colwyn Avenue. Therefore, although the extension is to the side of the property, it is angled approx. 45 degrees away from the original build and, at its furthest points, projects approx. 1.6m further than the rear elevation of the original build and 5.27m from the side elevation of the original build and is set against the boundary with no.115A Kingsway.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

N/A

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

N/A

Assessment

Design: DM1 and P3

Policies DM1 and P3 of the Adopted Rochdale Core Strategy (CS) 2016, and Guidelines and Standards for Residential Development (guidance) require new development to demonstrate high quality design, respect local context and be in keeping with the host dwelling.

The application site is a two storey semi-detached dwelling located in a residential area in Middleton. The proposal seeks to construct a single storey side extension including render following the removal of a ground floor window at the rear and the demolition of the existing conservatory. The submitted plans indicate that the proposed enlargement would serve a dining room.

Any proposed extension should be subservient and sympathetically designed in relation to the host dwelling. It is noted that the materiality of the proposed extension would match that of the existing dwelling. This would be considered acceptable.

Furthermore, the proposed extension will have a flat roof. Whilst the flat roof design would not be coherent with the roof form of the original build, it is noted that other properties in the immediate street scene have employed a flat roof design and that the proposed flat roof on the application property would not appear unduly dominant when viewed from the public realm.

The proposed side extension would replace an existing conservatory which detracts from the overall appearance of the host dwelling. The replacement of the conservatory with the proposed extension would therefore be considered appropriate, and furthermore, the enlargement would not be considered to be unduly harmful to the visual appearance of the dwelling given the limited opportunities for it to be viewed from surrounding public vantage points.

Paragraph 3.12 of the SPD states *“residential properties should include space for bins to be stored out of public view to avoid dominating residential streets.”* The proposed single storey side extension would limit access between the front and rear curtilage including the space currently used for bin storage. Whilst it is noted that the bins would be publicly visible, there is sufficient space to the side of the property for the bins to be stored which would avoid a dominating impact and not cause undue harm to the character and aesthetics of the wider street scene.

In view of the above assessment, 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 proposed extension would occupy the same footprint as the existing conservatory. Therefore it is reasonable to expect that the proposed enlargement would not result in any undue harm to the immediate neighbours additional to that already caused by the existing conservatory.

The proposed extension would comply with Paragraph 5.6 of the SPD and would not result in an overbearing impact, loss of light or outlook for the neighbouring properties.

The proposed fenestration to the front and rear elevations would accord with the space standards outlined in Paragraph 4.1 of the SPD and would not result in an undue loss of privacy for any of the neighbouring properties.

Whilst the proposed fenestration would experience a loss of light as a result of the close proximity to no.115A Kingsway, the neighbouring property is not considered to cause an undue loss of light to the dining room and the room would obtain a sufficient amount of natural light.

The removal of the smaller of the two kitchen windows would result in a loss of light to the kitchen, however, given that this space will still be served by a large window, it is not considered that the removal of the smaller window would result in an undue loss of light.

Therefore the submitted floor plans are, on balance, acceptable and 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 view of the above assessment, 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. The permission relates to the following plans:

- Proposed Scheme 1. Drg no. 21.2671.SC1.1
- Existing Details. Drg no. 21.2671.1
- Existing & Proposed Block Plans. Drg no. 21.2671.2A
- Site Location Plan

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 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	26/10/2022	Signed: BM
Authorisation	21/11/2022	Signed: RC

Report Author Bob Melling