

Application Number:	23/00439/HOUS
Location:	15 David's Farm Close, Middleton, M24 2DF
Proposal:	Part two, part single storey rear extension with balcony including external staircase following removal of existing balcony and external staircase
Applicant:	Mrs Hazel Barr
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

The application relates to a detached property situated at the head of the cul-de-sac of David's Farm Close in Middleton. Owing to a significant fall in levels from northeast to southwest, the subject property and others that lie in the same row appear as a bungalow from the front but two storey at the rear; incorporating a basement level. These properties were constructed circa 1990s pursuant to planning approval 87/D1240.

The external façade of the application property comprises facing brickwork and its hipped roof is constructed from ridged concrete tiles. A garage door occupies a slightly recessed position towards the northern corner of the property and the centrally positioned front entrance door occupies an elevated status in relation to the adjacent garage door and external finished floor level. The front garden is of a modest size and comprises hardstanding, whilst the rear garden steps down continually towards the rear boundary and comprises timber decking and soft landscaping. Beyond the rear boundary lies the watercourse of Wince Brook.

The application property and the adjacent dwelling, no. 17, have erected a balcony above the lower ground floor at the rear that spans the width of the dwelling.

Description of Proposal

Permission is sought for a part two storey, part single storey rear extension with a balcony above and an external staircase leading to the rear garden. The proposed extension would span the full width of the host dwelling to the ground and upper ground floor levels (7.84m) and project a maximum of 4.05m from the existing rear elevation. At the upper ground floor level, the proposed extension would include a balcony above the part single storey extension which would have a width of 3.13m and a depth of 2.94m, with steel support posts and an external staircase leading to the rear garden. The balcony would include screening to the boundary side to be a minimum 1.8m above finished floor level.

The part two storey extension would have a dual-pitched, gable-style roof with a maximum height of 6.35m and the balcony would have a flat roof above.

The development would be finished with brickwork and roof tiles to match existing, powder coated steel to the support posts and staircase and anthracite grey powder coated aluminum to the windows and doors.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

Amendments

Following concerns raised regarding the design of the proposed development, amended plans were submitted to achieve a more traditional roof design that is in-keeping with the existing dwelling with construction materials to match existing.

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.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

The proposed rear extension would feature a dual-pitched roof set below the existing ridgeline with a flat roof above the proposed balcony area. The design is considered to be broadly consistent with the design language of the host dwelling, with matching materials proposed for the construction of the development.

Most of the properties along David's Farm Close have erected rear balconies that span the width of the dwelling; albeit these are generally unauthorised. Nevertheless, given the absence of properties to the rear of these dwellings and as the rear is not readily apparent from surrounding public vantage points; it is not considered that the erection of a balcony with associated steel support posts and staircase at no. 19 would harm the character of the application property or the street scene.

In addition, whilst the large element of bespoke glazing to the rear would undoubtedly read as a contemporary intervention, it is not considered to introduce an incongruous feature to the house given its siting to the rear and the use of a traditional roof design and materials.

In view of the above assessment, the design of the proposal is therefore acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not "adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."

Paragraph 5.6 of the SPD provides a maximum projection standard of 4m for single storey rear extensions to detached dwellings; measured along the common boundary from the rear elevation of the adjacent dwelling(s). The proposed part single storey aspect of the rear extension would project 2.9m from the true rear elevation of the adjacent dwelling, no. 17, and is not considered to result in an undue loss of light or outlook to the neighbouring occupiers.

Paragraph 5.9 of the SPD states, “planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4 metres along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).” The part two storey aspect of the rear extension would comply with the above guidance and is not considered to result in an undue loss of light or outlook to the neighbouring occupiers.

Whilst the proposed balcony area with flat roof above and 1.8m tall privacy screen to the boundary side would result in some loss of light and outlook to no. 17, it should be noted that the proposed privacy screen would be relatively lightweight in order to allow for light filtration whilst preventing undue overlooking. Further to this, both the applicant dwelling and no. 17 already have privacy screens to the boundary side of their existing balconies. The proposed flat roof would be a new addition, although it is not considered to be unduly harmful to the amenity of the neighbouring occupiers given the existing conditions and proposed construction materials. In addition, no. 17 would retain unobstructed, open aspect views in a southwesterly direction towards Wince Brook and the greenspace corridor beyond.

Paragraph 4.1 of the SPD requires, “21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.” The extension would have an approximate 16m distance to the rear boundary of the curtilage and would not face any residential properties. In addition, it is considered that the proposed privacy screen to the boundary side of the balcony would prevent any undue overlooking towards the neighbouring property, no. 17.

The submitted plans confirm the provision of light to all habitable rooms and the retention of a sufficient garden space of a functional layout. Therefore, the proposal would be considered acceptable in this regard.

Therefore the proposal would not unduly impact on the amenity of the occupants of the application property or any 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:
 - Existing Site Block And Location Plan. Drg no. 713-01
 - Existing Lower Ground Floor Plan. Drg no. 713-02
 - Existing Upper Ground Floor Plan. Drg no. 713-03
 - Existing Roof Plan. Drg no. 713-04
 - Existing Elevations. Drg no. 713-05
 - Proposed Site Block And Location Plan. Drg no. 713-06
 - Proposed Lower Ground Floor Plan. Drg no. 713-07A
 - Proposed Upper Ground Floor Plan. Drg no. 713-08C
 - Proposed Roof Plan. Drg no. 713-09D
 - Proposed Elevations. Drg no. 713-10Cand 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, except for the materials used in the construction of the privacy screen, flat roof and balustrade shown on drawing no. 713-10C, 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.

4. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of the proposed materials to be used in the construction of the privacy screen, flat roof and balustrade have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Prior to first occupation of the extension / building hereby permitted the proposed privacy screen located between the applicant dwelling and no. 17 David's Farm Close as indicated on drawing no. 713-10B shall be installed and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	15/08/2023	Signed: BM
Authorisation	16/08/2023	Signed: RC

Report Author Bob Melling