

Application Number:	23/00997/HOUS
Location:	75 Glenwood Drive, Middleton, M24 2TH
Proposal:	Single storey side extension
Applicant:	Mr Adam Hardman
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 two storey end terrace dwelling fronting Glenwood Drive in Middleton. The property is constructed from light brown brickwork and its pitched roof is finished in ridged concrete tiles with the first floor of the front elevation clad in white uPVC. A front porch with a mono-pitched roof has been constructed to the southern corner of the dwelling and the adjacent property to the west (no. 73), has also benefited from a similar structure in a corresponding position. The property fronts onto the head of the cul-de-sac with the respective adjacent dwellings to the north east (no. 77) and southeast (no. 107) orientated in perpendicular position in relation to the application property. The former dwelling (no. 77) is located at the western end of a row of seven terraces which can only be accessed via a network of footpaths; one of which bounds the north eastern curtilage of the application dwelling (no. 75 Glenwood Drive).

Levels within the site rise fairly steeply from southeast to northwest, consequently the rear gardens of the application property and other (oddly numbered) properties within the same row slope upwards and the properties that back onto this row are significantly elevated above them. The surrounding area is residential and this vicinity of Glenwood Drive comprises semi-detached and terraced dwellings. Several properties along the street have benefited from enlargements to the front and side.

Description of Proposal

Permission is sought for a single storey side extension with a lean-to roof. The extension would sit flush with the existing front elevation, project 3.59 metres from

the existing side elevation and be set forward approx. 3.73 metres from the existing rear elevation. The proposed development would have a maximum height of approx. 3.53 metres and a height to eaves of approx. 2.55 metres. Materials for construction are proposed to match existing.

Relevant History

13/01093/HOUS Two storey side extension to dwelling including construction of ground floor bay window to front elevation
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The proposed side extension does not seem to have any impact on the current parking arrangements.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application, and request no specific planning conditions.

Representations

The application has been publicized with neighbour notification letters. No letters of representation have been received.

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

An amendment has been sought to reduce the pitch of the roof in the interests of visual amenity. A further amendment has been sought to install a gate within the side boundary fence in order to allow access between the bin storage area and the walkway to the side of the application site. This is to enable the continued storage of refuse bins to the rear of the property in the interests of visual amenity.

Assessment

Design: DM1 and P3

Policy 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.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

The proposed side extension would be of a single-storey form which would appear subservient to the host dwelling. The proposed materials would complement those used externally on the existing building and the window proportions would not detract from the character of the host dwelling.

The proposed bin storage area would remain unchanged, however a new gate would be installed to provide access to the side walkway, where the bins would be transported to the front of the property for collection. It is not considered that this would result in excessive movements between the storage area and collection point and, on this basis, the proposed arrangements are deemed acceptable.

Therefore, by virtue of its materials, scale and design, it is considered that the proposed extension would be compatible with the character of the existing dwelling and would not harm the appearance of the street scene.

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

Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

Due to the siting of the proposed development, and the nature of the application site in relation to its closest neighbouring properties, it is not anticipated that the proposed development would give rise to any loss of residential amenity to these neighbouring properties by reason of visual intrusion, an overbearing impact or overshadowing.

The proposals confirm that the application property would retain sufficient garden space and that all habitable rooms would receive sufficient natural light.

For this reason, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*

The proposal would increase the number of bedrooms from two to three and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.

No off-street parking spaces have been provided under the current proposals. Notwithstanding, regard has been had for the existing parking arrangements for the host property and other properties on the street scene, which comprise of similar arrangements with plentiful on-street parking spaces. With this in mind, and given the low-trafficked nature of the highway, it is considered the potential addition of one vehicle to the highway would not be detrimental to highway capacity and safety.

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. The permission relates to the following plans:

- Location Plan
- Existing and Proposed Floor Plans and Elevations. Drg no. 3309 – 01A
- Existing Site Plan
- Proposed Site 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.

4. Prior to any above ground works a gate to access the rear bin storage area shall be installed and retained thereafter.

Reason: To ensure adequate access to bin storage and to ensure that the bins can be stored in an acceptable location and to accord with policies P3 and 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	31/10/2023	Signed: BM
Authorisation	08/11/2023	Signed: RC

Report Author Bob Melling