

Application Number:	22/01379/HOUS
Location:	Fern Cottage Baytree Lane Middleton M24 2FH
Proposal:	Single-storey front and side extensions - Part retrospective
Applicant:	Miss Deborah Howarth
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 refers to Fern Cottage, a two-storey detached dwelling situated on a plot off Baytree Lane, Middleton. The property has a distinct architectural style when viewed in relation to the surrounding built form. It has a traditional and simplistic frontage, with textured rendered walls, a slate-topped gable roof and small flat roof extension to the rear. A large detached outbuilding exists immediately to the south of the dwelling.

Properties to the south of the site on Tonge Roughs are detached bungalows, whilst to the north-west are two blocks of residential flats, situated approximately 20m from the application property.

Description of Proposal

Permission is sought for a single storey front extension with a width of 8.3m and projection from the original build of 2.58m. This would have a tiled, lean-to roof. Retrospective permission is sought for a single storey side extension that would form a wraparound in conjunction with the existing rear extension. This extension would project 2.5m from the side elevation and be setback 4.1m from the principal elevation. It would have a flat roof design to match that of the existing extension.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Env Health - Noise/Odours
No comments.

Representations

Letters of notifications were sent to the neighbouring properties and two site notices were placed on Fern Close for wider publicity, no representations were received relating 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

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 development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that

planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

- ② The front and side extensions would be proportionate in their relationship with the host dwelling. They would not appear overbearing nor would they harm the character of the cottage by virtue of their simplistic design, however it will be necessary to condition the use of matching materials specifically natural slate. It is proportionate in its scale and massing. Further to this, the windows of the proposed front extension would align with the existing first floor windows to create a sense of symmetry.
- ② The uncharacteristic flat roof of the side extension fails to respect the built form of the original cottage. However, given that it would have a proportionate scale and that it would be read in conjunction with the existing flat roof rear extension, it is considered that this aspect of the design, whilst not ideal, would not be of detriment to the visual amenity of the host dwelling and locality.
- ② In light of the above assessment it is considered that the proposed extensions would accord with Policies P3 and DM1 of the Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.

Amenity: DM1 and SPD

- ② To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:
 - *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;*
 - *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
 - *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*
- ② Whilst the SPD states a distance of 21m between directly facing principal windows of habitable rooms at an **upper floor level [officer's emphasis]**, it is acknowledged that the proposed ground floor patio doors on the north-west facing side elevation would measure a minimum of 18.8m window-to-window with the adjacent residential flats. To prevent an undue loss of privacy, the plans confirm that the patio doors would be obscurely glazed, and this will be secured by condition.
- ② The extensions would accord with paragraph 4.1 and by virtue of their size, siting (a suitable distance from other residential properties in the vicinity) and the presence of solid boundary screening, the extensions are not considered to substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of nearby properties.
- ② The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the

proposed works would ensure acceptable standard of living for existing and future occupants.

- ☐ It is therefore considered that the extensions accord with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact the current provision of parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

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:

- Existing Location and Block Plan. Drg no. 2223-01
- Proposed Location and Block Plan. Drg no. 2222-02
- Pre-existing Elevations. Drg no. 2222-03a
- Proposed Elevations. Drg no. 2222-04a
- Existing and Proposed Plans. Drg no. 2222-05a

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 – this includes a requirement for natural slate to the proposed front extension.

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. The proposed patio doors in the side elevation of the front extension hereby approved shall not be glazed otherwise than with obscured glass only and thereafter retained as such.

Reason: To safeguard the privacy of the occupiers of the adjacent property and to comply with 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	14/12/2022	Signed: BM
Authorisation	03/01/2023	Signed:LA

Report Author Bob Melling