APPLICATION NUMBER: 21/00051/HOUS

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Location:	Middle Starring Starring Road Littleborough OL15 8HN
Proposal:	Single storey rear and side extension including veranda to side, following demolition of detached garage
Applicant:	Mr Neal Butterworth
Case Officer:	Majid Mir
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 Middle Starring, a two storey detached property located in Rochdale. Middle Starring is placed on the bend of Starring Road and faces south east, with the rear facing towards Starring Road. Access to the property from the road is to the side. To the northeast, Middle Starring shares a boundary with Angel Manor. Angel Manor is a two storey detached property with the front facing towards Starring Road. To the front, Middle Starring faces towards the rear boundary of no. 42, no. 44 and no. 46 The Villas. To the rear, on the opposite of Starring Road is Higher Starring Farm. Higher Starring Farm is set considerably back and on higher ground than that of Middle Starring.

Description of Proposal

The application proposes to construct a single storey rear and side extension. The side extension will include a veranda that will face towards the rear of boundary of the properties to the rear. The proposed extension will be constructed after the demolition of the existing detached garage.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties and a site notice was placed in the vicinity of the site. No representations have been received.

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
Appendix 5 Schedule of Parking Standards

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

Amendments

The applicant has amended the plans so that the gable is rotated 90 degrees. The gable end of the proposed rear extension will now face towards Starring Way and the side element of the proposed extension.

Assessment

Design: DM1 and P3

- The existing detached garage has a flat roof, whereas the rear element of the extension would have a dual pitched gable roof. Additionally, the application proposes to use materials to match the existing property for the proposed extension. This would be in keeping with the host property and the local area.
- The side element of the proposed extension would have a flat roof. This would not be in keeping with the host property, however, it is noted that the existing detached garage already has a flat roof and is sited at a prominent position. Furthermore, it is noted that the majority of the side element of the

proposed extension would be screened from view by the rear element of the proposed extension, the retaining wall between Middle Starring and Angel Manor, the host property, and the boundary treatment. It is therefore considered that the side element of the proposed extension would have limited impact on the visual amenity of the street scene.

- Taking in to consideration the siting and size of the proposed extension, it is considered that the proposed extension would be a subservient addition to the host property.
- On balance, 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 project out by the same distance as the existing detached garage and would also be sited close to the shared boundary with Angel Manor. The applicant proposed to construct a dual pitched roof with the gable end facing towards the neighbouring property of Angel Manor. However, as noted above, the plans were amended to rotate the gable ends by 90 degrees. The gable end of the rear element of the proposed extension will now face towards Starring Way and the side element of the proposed extension. This would help to reduce the amenity impact on the front facing windows of Angel Manor. Overall, it is considered that the proposed extension with the addition of the proposed roof would not sufficiently increase loss of amenity over the existing, and not sufficiently enough to warrant a refusal.
- There are windows to the side elevation of Angel Manor that would face the proposed side extension, however these are either not primary windows or windows to non-habitable rooms. It is therefore considered that the proposed side extension would not unduly impact on the amenity of Angel Manor.
- The proposed veranda would not project beyond the front elevation of the host property. The proposed veranda would be approximately 28.2m from the rear boundary of Middle Starring, It is considered the addition of the proposed veranda would not unduly impact on the amenity of any of the neighbouring properties.
- On balance, 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.

Highways and Parking: DM1 and T2, Appendix 5

- The proposed extension would see the removal of the existing detached garage, however, the property would retain off-street parking for more than two vehicles.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant/Grant subject to the following conditions/Refuse

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:

   Drawing no: B411-01 – Location plan, existing site plan, existing floor plans and existing elevations
   Drawing no: B411-02-B – Proposed site plan, proposed floor plans and proposed elevations

   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 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 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 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	04/03/21	Signed: MM
Authorisation	12/03/21	Signed: AT

Report Author Majid Mir