

Application Number:	23/00716/HOUS
Location:	28 Dingle Road, Middleton, M24 1NH
Proposal:	First floor side extension and conversion of existing garage to form additional living space and alterations to ground floor rear double door and window to sliding doors
Applicant:	Mr Russell Crank
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 refers to no. 28 Dingle Road, a two-storey, detached dwelling located in South Middleton. The dwelling occupies a mid-street position neighboured by no. 30 Dingle Road to the north and no. 26 Dingle Road to the south. It is faced to the front by nos. 19-21 Dingle Road and to the rear there is a parcel of dense woodland within which lies an inland watercourse. The street scene is characterized by large detached dwellings which have been variously altered over time so there is no longer a uniform appearance.

Description of Proposal

Permission is sought for a first floor side extension above the existing attached garage which would be flush with the existing front elevation and have a hipped roof set below the existing ridgeline. The proposed development would include alterations to the existing fenestration, including the replacement of the existing up-and-over garage door with an oriel window, the filling in of the existing side window and door to the garage and the replacement of the rear window and door to the kitchen with a large set of sliding doors. Materials for construction are proposed to match existing.

Relevant History

81/D12137 1 St Floor Balcony On Rear Extension To Dwelling House.

Refuse

81/D11923 Single Storey Rear And Side Extension To Dwellinghouse.
Grant subject to conditions

Township/Member comments

Consultee responses

Highways And Engineering

The loss of the garage would have an impact on the parking provision for the extended dwelling. However it would appear that the driveway can accommodate two off street parking spaces which would meet Council standards.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect that there would be any detrimental impact on highway capacity or road safety as a result of the proposed development.

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

Tree Officer

No comments received to date.

Representations

Letters of notification were sent to surrounding properties and no representations were received in responses 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

Amended plans were requested to remove the proposed render and instead use brickwork to match existing. The proposed use of render was removed from the application and the description of development has been amended accordingly.

Assessment

Design: DM1 and P3

Whilst the proposed first floor side extension would not be truly subservient to the host dwelling, it is not considered that the impact on this particular dwelling would be detrimental to its overall character and appearance given the significant set down of the roof of the proposed extension and presence of an existing double height bay window feature. The form, proportions and visual appearance of the roof arrangement from the front would be broadly similar to those of several nearby dwellings.

The use of brick and tiled roofing is considered appropriate, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

The side extension would be situated approximately 1.75 metres from the side boundary of the site. Given this and bearing in mind that the roof forms are hipped, it is not considered that a visual terracing effect would result.

The design of the proposals is therefore acceptable and in accordance with the relevant parts of Policies P3 and DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

Adequate distances would remain between the proposed development and neighbouring properties so that no unacceptable loss of privacy or amenity will occur.

The proposals are therefore not considered to unduly impact upon the amenity of surrounding occupiers and the application is adjudged accordingly to comply with the relevant parts of Policy DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

The dwelling would retain two off-street parking spaces, in accordance with policies T2 and DM1 of the adopted 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:
 - Location. Drg no. P100 - Planning
 - Plans and Elevations. Drg no. Bregs101 - 21/08/23

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 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	22/08/2023	Signed: BM
Authorisation	11/09/2023	Signed: RC

Report Author Bob Melling