

Application Number:	23/00002/HOUS
Location:	12 Beech Walk, Middleton, M24 1JX
Proposal:	Two-storey side and single storey rear extension with front porch
Applicant:	MR CRUTCHLEY
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 no. 12 Beech Walk, a two storey, semi-detached dwelling located in Alkrington, Middleton. The property adjoins no. 10 Beech Walk to the west and is adjacent to no. 14 Beech Walk to the east. There is a significant change in ground level downwards from west to east along Beech Walk, with the result that no. 14 is approximately half a storey lower than no. 12. To the rear of the application property the ground level rises in a southerly direction where the rear boundary of curtilage meets the rear garden of no. 13 Ash Walk.

Description of Proposal

Permission is sought for a two storey side and single storey rear extension. The two storey side extension would be set back 0.8m from the front elevation at the first floor and project 2.8m from the existing side elevation adjacent to no. 14 Beech Walk. It would align with the existing eaves, be set down from the existing ridge and have a hipped roof design. The plans indicate that a 0.8m gap would be retained between the dwelling and the boundary fence.

The single storey rear extension would have a width of 8.3m and a depth of 2.5m. It would incorporate a lean-to roof with a height to eaves of 2.7m and a maximum height of 3.9m.

The proposals also include the formation of a part brick, part glazed front porch with a tiled canopy above that would project 0.6m from the existing front elevation and connect the two bay features.

Fenestration for the development is proposed as a UPVC front door and glazed surround (ground floor), a bay window (ground floor) to the front elevation to serve an office, an obscurely glazed single window (ground floor) to the side elevation to serve a W/C, a set of sliding doors and two windows (ground floor) to the rear elevation to serve the kitchen and dining area, a single window (first floor) to the front elevation to serve a bedroom and a single window (first floor) to the rear elevation to serve an en-suite. Three roof lights are also proposed to the single storey rear extension.

The proposed extension is constructed using matching facing brick walls and a tiled roof.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and 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

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

Amendments

Following concerns raised by the Officer in respect of the proposed site plan and the distance between the extension and the common boundary, an amended site plan was submitted to show the 0.8m gap.

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 Residential Development SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. The proposed two storey extension incorporates a hipped roof and is set sufficiently below the existing ridge. The extension is set back 0.8m from the existing front elevation to the first floor and is subservient to the host dwelling.

It is acknowledged that the application property lies within a varied street scene, comprised of predominantly semi-detached dwellings and bungalows. The dwellings along Beech Walk, whilst of a similar age, boast a mixed materiality, with brickwork, pebbledash and render all present, giving the street scene a low degree of uniformity. Whilst no other dwellings on the street feature a two storey side extension, it is noted that several have been extended to the side and rear, albeit on a smaller scale. Therefore, it is considered that the proposed development would not result in undue harm to the character of the street scene.

Paragraphs 5.11 - 5.13 of the SPD detail the requirements of side extensions in order to prevent the terracing effect, requiring two storey side extensions sited within 1m of the side boundary to be set back from the front elevation by 2m at a first floor level or 1m at both a ground floor and first floor level. Given the significant difference in ground levels between nos. 12 and 14 Beech Walk, it is considered that the proposed development would not give rise to a terracing effect.

Paragraph 3.12 of the SPD states "residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets." The submitted plans confirm that a 0.8m gap would be retained between the side of the dwelling and the boundary. This would allow for the storage of bins out of public view and is considered acceptable.

The scale and 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 Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Section 4.1 of the SPD outlines the minimum spatial standards developments are required to accord with.

Paragraph 5.6 of the SPD states that, for attached properties, single storey rear extensions should not project beyond a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings. The

proposed single storey rear extension surpasses the rear elevations of nos. 10 and 14 Beech Walk by no more than 2.5m and would accord with the SPD guidance. Therefore, it is not considered to result in an undue loss of light or outlook to the neighbouring properties.

The proposed two storey side extension is set 0.8m from the common boundary with no. 14 Beech Walk. It should be noted that the facing side elevation of the adjacent dwelling is blank. Therefore, the two storey side extension, which is set against the backdrop of the existing two storey side elevation, is not considered to unduly impact the light and outlook received by the adjacent occupiers nor would it have an overbearing impact on the enjoyment of their garden.

The proposed fenestration to the rear elevation is not considered to result in undue harm to the neighbouring amenity given the 12.9m distance to the directly facing boundary of the curtilage.

The proposed side elevation includes a window to a W/C. The proposed elevations indicate that this window is to be obscurely glazed. Given the close proximity of this window to the side elevation of no. 14 Beech Walk, a condition has been applied to retain this obscure glazing in perpetuity.

The dwellings to the front have an existing facing distance of some 18m. The proposed windows to the front elevation would not result in undue harm to the facing neighbours beyond that which is existing. Therefore, they are not considered to result in an undue loss of privacy for the directly facing neighbours.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Whilst the proposed development would remove the existing vehicular access between the front and rear curtilage, the property would retain two off street parking spaces, 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

- Proposed & Existing Plans & Elevations. Drg no. PL01 Rev. A
- Proposed & Existing Plans & Elevations. Drg no. PL02
- Proposed Site Plan. Drg no. PL04

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the ground floor on the side elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) 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	02/05/2023	Signed: BM
Authorisation	29/05/2023	Signed:LA

Report Author Bob Melling