

Application Number:	23/00390/HOUS
Location:	68 Hereford Way, Middleton, M24 2NN
Proposal:	Single storey rear extension and reduction in length of existing outbuilding
Applicant:	Mr John Edwards
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) July 2021
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:

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 Council in respect of the remaining private garden space as a result of the proposed development, amended plans were submitted to show a reduction of approximately 1.5m in the length of the existing outbuilding.

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The application property has a large outbuilding within its rear garden that has a footprint of some 7 metres by 4.7 metres. Under the initial proposals, it was considered that the extension would leave insufficient useable, private amenity space within the rear garden.

The plans were amended to provide a 1.5 metre reduction in the length of the existing outbuilding, which would leave approximately 3.2 metres between the proposed extension and the front wall of the existing outbuilding. It is considered that the remaining garden space would be sufficient for the purposes of sitting out, drying clothes and for children to play.

The proposal is therefore acceptable in terms of residential and occupier amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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. This permission relates to the following plans:
 - Location Plan
 - Existing Site Plan
 - Proposed Site Plan. Submitted 13/06/2023
 - Existing and Proposed Floor Plans and Elevations. Drg no. 3239 – 01. Submitted 13/06/2023

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 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.

4. No above ground construction works to the extension hereby approved shall be undertaken until the detached outbuilding has been reduced in size (and retained as such) in accordance with the approved amended plans.

Reason: To ensure a satisfactory level of amenity space remains, in accordance with the NPPF and policy DM1 of the Rochdale Core Strategy.

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	27/06/2023	Signed: BM
Authorisation	27/06/23	Signed: LA

Report Author Bob Melling