

Application Number:	23/00241/HOUS
Location:	19 Towncroft Avenue, Middleton, M24 5DA
Proposal:	Two storey side extension together, installation of first floor front window and erection of boundary fence following demolition of existing garage.
Applicant:	Debi Halsey
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. 19 Towncroft Avenue, a two-storey, semi-detached dwelling located in Middleton. The dwelling is sited on the northern edge of the Middleton Town Centre Conservation Area, facing north towards the highway, overlooking Middleton Tennis Club's courts at a distance of approximately 30m. The dwelling is adjoined to no. 21 to the east and is adjacent to no. 17 to the west, which is a Non-Designated Heritage Asset (NDHA). Properties on the street demonstrate little architectural continuity in their design, where a multitude of materials, built forms and configurations are present.

The property is constructed from red brickwork and its hipped roof is finished in grey tiles. The front elevation contains a double height bay window separated by hanging clay roof tiles and a porch with a dual-pitched roof. A detached garage extends along the length of the east facing side gable and the property benefits from a two-storey outrigger set back 1.8m from the main front wall.

Description of Proposal

Permission is sought for a two-storey side extension that would project 3m from the existing side elevation and would be set back 1.8m from the main front wall. The proposals include the insertion of a landing window in the existing front elevation, the replacement of the existing east facing dining room window with a set of bi-fold doors

and the existing conservatory would be altered to include a set of bi-fold doors with steps leading down to the rear garden. Materials to match are proposed.

Relevant History

<u>08/D50554</u>	Conservatory Extension To Rear Of Dwelling Grant STC
<u>07/D49364</u>	Demolition Of Existing Wooden Shed And Erection Of New Concrete Shed - Retrospective Grant
<u>96/D33393</u>	Erection Of Private Garage Including Demolition Of Existing Garage Grant STC
<u>94/D31397</u>	Two Storey And Single Storey Extension To Side Of Dwelling Grant STC

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The submitted application form indicates that there would be no impact on parking however the loss of the garage would say that there would be. For the size of the extended dwelling we would require the provision of two viable off street parking spaces. Therefore if the applicant can demonstrate that the two spaces could be provided as part of the application proposals Highways would raise no objection on this issue.

The servicing arrangements for the building would remain unchanged.

If approved the development should not have any impact on road safety or highways capacity.

Subject to the provision of parking spaces Highways raise no objection to this application and request no specific planning conditions.

Conservation And Design

This proposal is not believed to affect the heritage significance of the adjacent Conservation Area, therefore there is no objection from a conservation perspective.

Representations

Letters of notification were sent to all surrounding dwellings, a site notice was posted in the vicinity of the dwelling and a press advert issued. No responses were received.

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:

P2	Protecting and enhancing character, landscape and heritage
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 Case Officer in respect of potential overlooking as a result of the demolition of the existing detached garage, amended plans were submitted to indicate the erection of a boundary fence.

Assessment

Heritage and Design: DM1, P2 and P3

The application site lies outside the northern edge of the Middleton Town Centre Conservation Area. Further to this, the applicant dwelling is located adjacent to no. 17 Towncroft Avenue which has been identified as a Non-Designated Heritage Asset (NDHA) due to its architectural design and age. As such, the proposal must be considered with regard to Section 66 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The proposal must also be considered with regard to Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (As Amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the Conservation Area.

In addition, paragraph 192 of the National Planning Policy Framework (NPPF) states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Policy P2 of the Council's adopted Core Strategy (CS) states that the Council will protect the Borough's heritage by conserving, enhancing and promoting key heritage assets including consideration of their wider settings.

Policies DM1 and P3 of the CS require development proposals to demonstrate high quality design. In addition, paragraphs 126 and 130 of the 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.

In assessing the proposal in relation to its impact on both the NDHA and the Conservation Area, consultation was carried out with the Council's Conservation Officer. The Officer was satisfied with the design of the development and concluded that the proposal would not result in harm.

The scheme would accord with policy P2 of the CS which seeks to conserve, enhance and promote key heritage assets. As the Council's Conservation Officer has identified a neutral impact on the significance of designated or non-designated heritage assets, it is not required that any harm be weighed against their public benefit.

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.

The proposed two storey side extension features an appropriately hipped roof which has a lower ridge height than the host dwelling. When viewed in conjunction with the existing two storey outrigger, the proposed extension would read as a relatively sizeable addition. However, it is considered that the 1.8m set back from the main front wall would sufficiently negate any undue visual harm to the character of the host dwelling or street scene. On balance, it is considered that the two storey side extension remains an overall subservient addition to the host dwelling and is therefore acceptable.

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 that fall 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.

The proposed side extension is sited within 1m of the boundary and is set back 1.8m from the main front wall. Therefore, it is considered that the proposed side extension would not appear to create a terracing effect with the neighbouring properties.

Paragraph 3.12 of the SPD states "residential properties should include space for bins to be stored out of public view to avoid dominating residential streets." Access between the front and rear curtilage would be retained, allowing for the storage of bins out of public view, in accordance with the SPD.

The use of matching materials is acceptable, with a condition attached in order to promote a satisfactory standard of design.

The alterations to existing fenestration, insertion of a new window on the existing front elevation and erection of a boundary fence are not considered to result in undue harm to the visual amenity of the host dwelling or street scene.

In light of the above, the scale and design of the proposed extension and alterations are considered to contribute positively to the townscape and therefore accord with policies DM1, P2 and P3 of the CS, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the CS 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.

The proposed side extension would measure approximately 0.98m to the common boundary with no. 17 Towncroft Avenue. It is noted that the facing side elevation of no. 17 contains four windows, however all of these windows are secondary windows. Further to this, the proposed extension would not extend further than 2.4m beyond the rear elevation of no.17, and therefore there are no concerns with overshadowing or an overbearing impact.

The proposed fenestration to the rear elevation is not considered to result in undue harm to the neighbouring amenity given the approximate 21m distance to the directly facing boundary of the curtilage.

The proposed replacement of an existing window on the east facing side elevation with a set of glazed bi-fold doors is not considered to result in an undue loss of privacy to the neighboring occupiers given the proposed erection of a 1.8m high solid boundary treatment. The provision of this can be conditioned.

The proposed fenestration to the front would not directly face any residential dwellings and is not considered to result in undue harm to the neighbouring amenity.

The submitted plans confirm the provision of light to all habitable rooms and the retention of a sufficient garden space of a functional layout. Therefore, the proposal would be considered acceptable in this regard.

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

It is noted that Highway Services have stated that the development would result in the loss of parking through the demolition of the garage and it is requested that two off street parking spaces be provided. In respect of these comments, the property

benefits from at least two off street parking spaces on the hardstanding driveway to the front of the property. The application would not interfere with this area or reduce the amount of parking at the site, which the Core Strategy (appendix 5) explicitly notes should not include garage parking.

The proposed parking arrangements are therefore acceptable 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:

- Plans as Existing. Drg no. 001. Rev E
- Plans as Proposed. Drg no. 002. Rev E

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. Prior to first occupation of the extension / building hereby permitted the boundary fence between the applicant dwelling and no. 17 Towncroft Avenue as indicated on drawing no. 002. Rev E shall be installed 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	10/08/2023	Signed: BM

Report Author Bob Melling