

Application Number:	23/01195/HOUS
Location:	56 Mossway, Middleton, M24 1NS
Proposal:	Single storey rear extension, alterations to existing conservatory and insertion of window in existing side elevation
Applicant:	Mr Zahir Rashid
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 refers to no. 56 Mossway, a two-storey, semi-detached dwelling located in South Middleton. The dwelling faces the highway to the north, is adjoined by no. 58 Mossway to the east and is adjacent to no. 54 Mossway to the west. The M60 motorway adjoins the rear boundary of the site to the south. The host dwelling benefits from an existing conservatory and the flagged rear garden is split over several levels.

Description of Proposal

Permission is sought for a single-storey rear extension that would infill the area between the original rear elevation and the existing conservatory. The existing conservatory would be converted into a brick-built structure and the proposed development would have a lean-to roof with a maximum height of 3.7m and three rooflights. Materials for construction are proposed to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 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

Amended plans were sought to reduce the depth of the proposed rear extension in order to avoid an undue loss of residential amenity.

Assessment

Design: DM1 and P3

- Policy DM1 of the Rochdale Core Strategy requires “*development to be of high quality design taking opportunity to enhance the quality of the area.*” Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “*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 in general.*”
- Paragraph 5.1 of the SPD states that all new developments “*should be designed to be in keeping with the host property and generally should be subservient to it.*”

- ☐ The proposed rear extension is of a single-storey form which would appear subservient to the host dwelling.
- ☐ Materials for the proposed development would match existing, which is considered acceptable.
- ☐ The proposals would not affect the current bin storage arrangements.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Section 5.5 states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 notes the following maximum standard for single storey extensions:
 - o *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ☐ Section 5.7 explains that *“If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”*
- ☐ Whilst the 3m measurement would usually be taken along the common boundary, in this instance it has been deemed necessary to take the 3m measurement from the initial section of the common boundary; before it skews away in a south-westerly direction.
- ☐ The single-storey rear extension would comply with the above guidance in relation to nos. 54 and 58 Mossway,
- ☐ The proposed fenestration to the rear elevation would not directly face any other residential development.
- ☐ The proposed kitchen window in the existing side elevation would measure approx. 2.3m to the directly facing side elevation of no. 54 Mossway, which contains one window at ground floor level. This window appears to be a secondary window. The window proposed under this application would not directly face the neighbouring window, and any views shared would be at oblique angles. Therefore, it is not considered that the proposed kitchen window would result in an undue loss of privacy for no. 54 Mossway.
- ☐ The kitchen would be served by a window to the side elevation and a rooflight. Whilst the levels of natural light and outlook for the kitchen would not be ideal, it is acknowledged that the kitchen is deemed a functional room rather than a habitable room under the SPD. Therefore, on balance, the loss amenity to this room is not considered sufficient to warrant refusal of permission. 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.

- 2 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.

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
- Existing Site Plan
- Proposed Site Plan
- Existing. Drg no. A101
- Proposed. Drg no. A102.B

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	08/02/2024	Signed: BM
Authorisation	16/02/2024	Signed: RK

