APPLICATION NUMBER: 19/00347/HOUS

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Location:	30 Alkrington Hall Road South Middleton M24 1WJ
Proposal:	Single storey side and rear extensions; dormer windows to front and rear; new bay window to front of dwelling; alterations to porch to front of dwelling; application of render and alteration of front boundary treatment and creation of driveway.
Applicant:	Mr Justin Emsley
Case Officer:	Osian Perks
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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N**

Location

This application relates to a single storey, domestic property, sited within a residential area of Middleton. It occupies an elevated position above the highway and has a paved section to the front. The property is built in red brick with a projecting front gable. The other properties in the immediate street scene are two storey and have a combination of rendered and brick exteriors.

Description of Proposal

This application seeks planning permission for the following:

- The creation of a part single storey, part two storey, rear extension. It would be built with a hipped roof with a timber clad dormer window at first floor level.
- The erection of a side extension to the South East elevation.
- The creation of new bay window to front with projecting gable.
- The creation of a portico over the existing front entrance.
- The erection of a small dormer window to the front of the property.

- The enlargement of the existing front projection and the creation of a new bay window.
- The resultant dwelling would have a rendered exterior with feature brickwork below cill level to the front of the property
- The reconfiguration of the land to the front of the application property including the erection of a new dwarf wall, creation of a new parking space and area of soft landscaping.

Relevant History

n/a

Township/Member comments

None received.

Consultee responses

Not applicable.

Representations

A letter of objection has been received from the occupant of No.32 Alkrington Hall Road South. The following concerns have been raised and are assessed in the report.below:

- The size of the proposed development is excessive in relation to the property's original size and plot.
- The resultant property would overlook this neighbouring property resulting in a significant loss of privacy.

Officer Comments: *This is assessed in the Amenity section of the report.*

A letter of objection has also been received from the occupants of 4 Meadow Road. Objection has been raised on the grounds that the proposed development would overlook the garden and dining room of this property.

Officers Comments: *Given the angle between the first floor windows of the application property and this dwelling and the degree of separation between the two, it is not considered that the erection of the proposed development would result in a significant loss of privacy to its occupants.*

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The following amendments have been made to the scheme:

- The design of the driveway has been amended in order to create one parking space and an area of soft landscaping.
- The exterior materials to the application property have been revised. The timber cladding initially proposed to the front and side of the property has been removed from scheme and replaced with render.

Assessment

Design: DM1 and P3

The proposed rear extension would be built with a pitched roof, broadly reflective of the design of the application property. Whilst the dormer window to rear would somewhat awkwardly adjoin the rear facing roof slope of the application property, it is considered that due to its height and siting to the rear, this would not have a significant adverse impact upon the character and appearance of the application property.

As a result of the proposed side extension, new bay windows, portico, front dormer, new front facing gable and rendering of the application property, the appearance of the application property would be transformed. Due to their size, these extensions and alterations could not be considered to be subservient and as such they would fail to accord with the guidance contained within paragraph 5.1 of the *Guidelines and Standards for Residential Development* SPD.

However, it should be noted that the existing property does not generally accord with the prevailing character of the development found in the existing street scene and the resultant property would appear as a well-proportioned addition to it. It would also be built in brick and render, reflecting the palette of materials found in the existing street scene.

To the front of the application property there is a dwarf wall, large areas of paving and a gentle, sloped, driveway. There is little vegetation, unlike a significant number of the nearby properties. As a result of the proposed alterations of land to the front of the application property, a vegetated area would be created. It is considered that this would improve the appearance of the application property.

A new boundary dwarf wall and a small retaining wall would also be built along with a new parking space. It is considered, by virtue of their size and scale, these features would not have a significant adverse impact upon the character of the street scene.

Amenity: DM1 and SPD

The proposed two storey extension would fail to accord with paragraphs 5.8 and 5.9 of the *Guidelines and Standards for Residential Development* Supplementary Planning Document. However, it is noted that that these guidelines are designed to assess the impact of extensions on neighbouring properties where the application property and the neighbouring property have rear elevations which are parallel. The rear elevation of the application property and the neighbouring property are positioned at oblique angles to one another.

Further to this, the proposed rear extension is considerably smaller than a typical two storey extension. It has a maximum height of 5.6m and an eaves height of 2.6m. As such, it is considered that its erection would not result in a significant loss of light or have an oppressive impact when viewed from the first floor rear facing windows of the neighbouring No.28 and No.32 Alkrington Hall Road South.

In relation to No.32, The proposed extension is set a minimum of 0.9m and a maximum of 2.1 from the shared boundary. The nearest rear facing, ground floor, principal window to No.32 is set a significant distance away from the shared boundary and the roof of the proposed extension is hipped, further reducing any impact. By virtue of its size, siting and design, it is considered that the proposed extension would not unacceptably adversely impact upon the occupants of this neighbouring property.

In relation to No.28, the proposed extension would be set approximately 1.4m from the common boundary. Close to the common boundary, the proposed extension would have a depth of 3.6m measured from the rear elevation of the neighbouring property. By virtue of the extension's size, siting and design, it is considered that its erection would not result in a significant loss of light to or have an oppressive impact upon the occupants of this neighbouring property.

Whilst the rear facing dormer window would somewhat overlook the rear amenity spaces of the neighbouring properties, such overlooking in a residential area of this density is not unusual and it is not considered that such overlooking would result in a significant loss of privacy to the neighbouring residents. The proposed rear dormer would be positioned a significant distance away from the properties to the rear. At such a distance, it is not considered that it would significantly overlook these properties.

The proposed side facing rooflights would be positioned approximately 1.8m above floor level. At such a height, it is not considered that their insertion would result in a significant loss of privacy to neighbouring residents.

The proposed side extension would not directly obscure any principal windows to any habitable windows of No.28. As such, it is considered that its erection would not result in any significant loss of light to its occupants.

Highways: T2 and DM1

The proposed driveway provides a parking space 4.8m in length and 2.4m in width, in accordance with the *Guidelines and Standards for Residential Development* Supplementary Planning Document. The Highways and Engineering department of the Council have been consulted on this application and no concerns have been raised.

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:

   - Proposed Elevations (DWG NO. 705-P-09D) (submitted: 04/07/2019)
   - Proposed Site and Location Plan (DWG NO. 705-P-05B) (submitted: 03/07/2019)
   - Existing Site and Location Plan (DWG NO. 705-P-01)
   - Existing Elevations (DWG NO. 705-P-04)
   - Proposed Ground Floor Plan (DWG NO. 705-P-06B) (submitted: 04/07/2019)
   - Driveway Elevations (DWG NO. 705-P-12A) (submitted: 03/07/2019)
   - Proposed Roof Plan (DWG NO. 705-P-08)
   - Existing Roof Plan (DWG NO. 705-P-03)
   - Proposed Loft Floor Plan (DWG NO. 705-P-07)
   - Roof Overhang Detail (DWG NO. 705-P-11)

   and the development shall be carried out in complete 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 accord withb those shown on the hearby approved 'Proposed Elevations' Drawing (DWG NO. 705-P-09D)

   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	08/07/2019	Signed: OP
Authorisation	30/07/2019	Signed: AT

Report Author Osian Perks