APPLICATION NUMBER: 19/00476/HOUS

Application Number:	19/00476/HOUS
Location:	91 Crow Hill South Middleton M24 1LA
Proposal:	Erection of a single storey side and rear extension following demolition of existing side and rear extension including construction of raised patio area and 2 metre high fencing along boundary (re-submission of 19/00198/HOUS)
Applicant:	Mrs Dianne White
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?	**N**

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

Location

This application relates to a semi-detached, domestic property sited within a residential area of Middleton. It has a flat roofed, timber clad, side extension and a single storey rear extension which is built with a mono-pitched roof.

Description of Proposal

This application seeks permission for the following:

- The erection of a wrap-around, single storey, side and rear extension.
- The creation of a raised patio area, to the rear of the host dwelling.
- The erection of a new 2 metre high fencing along the boundary shared with the neighbouring No.89 Crow Hill South.

Relevant History

19/00198/HOUS- Erection of a single storey side and rear extension following demolition of existing side and rear extension including construction of raised patio area. Refused for the following reasons.

1. Due to the siting, design, scale, massing and exterior materials of the proposed extension, in particular the gable side elevation, would appear as an incongruous addition to the host dwelling and would harm the character and appearance of the property and the street scene. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.
2. The creation of the raised patio would result in loss of privacy to the private garden area of No.89 Crow Hill South to the detriment of the occupiers and future occupiers and insufficient information has been submitted to demonstrate that the proposal would not result in loss of privacy to the occupiers of No.93 Crow Hill South. No.93. The proposal is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

80/D10401- 91 Crow Hill South Middleton- Prefabricated Extension To Dwellinghouse. Permitted Development.

Township/Member comments

None received

Consultee responses

Not applicable.

Representations

None received.

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

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would by virtue of its size, hipped roof design and matching brick exterior, appear subservient to and in keeping with the character of the application property.

In light of the above, it is considered that the proposed extension would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

The proposed extension would be built within close proximity to the side facing window ground floor window to No.93. This window is obscurely glazed and suffers from limited levels of natural light, due to its siting in relation to the application property. Given the window's already limited outlook and natural light, it is considered that the erection of the proposed extension is unlikely to result in an unacceptable loss of outlook, light to said window.

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

Paragraph 5.7 goes on to state:

'The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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. This is illustrated in figures 5 and 6'.

The extension would be 3m in depth, measured from the rear elevation of the adjoining property, thus according with the above guidance. By virtue of the extension's size, the proposed extension would not result in a significant loss of light to or have an overbearing impact upon the occupants of No.93 and No.89 when viewed from these properties' rear facing windows.

Views from the proposed raised patio area through to the rear windows and rear amenity space of the neighbouring No.89 would be limited by the proposed erection of fencing boundary along this boundary. The plans submitted indicate that views

through to the neighbouring No.93 would be sufficiently restricted by the existing outbuilding positioned along the shared boundary.

By virtue of their size and siting in relation to the windows to the neighbouring properties, it is not considered that the proposed boundary fencing would significantly overshadow or have an oppressive impact upon the occupants of the neighbouring properties.

In light of the above, it is considered that the proposed development would fail to accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy.

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. 661-P-08D)
   - Proposed Roof Plan (DWG.NO. 661-P-07C)
   - Proposed site plan and location Plan (DWG.NO. 661-P-05C)
   - Proposed Ground Floor Plan (DWG.NO. 661-P-06F)
   - Existing Site and Location Plan (DWG.NO. 661-P-01A)
   - Existing Roof Plan (DWG.NO. 661-P-03)
   - Existing Elevations (DWG.NO. 661-P-04)

   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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3. The rear extension hereby approved shall not be occupied until the fencing along the boundary of the site shared with No.93 Crow Hill South has been erected in full accordance with the details shown on the approved plans. The fencing shall be retained thereafter.

   Reason: In order to protect the privacy of the current and future occupiers of this neighbouring property, in the interests of residential amenity in accordance with policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

4. 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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	**Officer**
Report Completed	21/06/2019	Signed: OP
Authorisation	21/06/2019	Signed: AT

Report Author Osian Perks