Application Number:	**18/01339/HOUS**
Location:	186 Hopwood Road Middleton M24 6JJ
Proposal:	Construction of ground floor bay window to front elevation and alterations to roof over the existing front entrance
Applicant:	Mr Alan Wood
Case Officer:	Osian Perks
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to an end of terrace, domestic property sited within a residential area of Middleton. It is fully rendered with faux wood UPVC windows throughout.

Description of Proposal

The proposal constitutes the erection of a bay window to the front of the host property. The bay window would project out approximately 1 metre and would have a hipped roof which would extend over the existing entrance way.

Relevant History

n/a

Township/Member comments

None received.

Representations

None 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:

P3 Improving Design of New Development
DM1 General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

Whilst the proposed bay window would be a unique feature in the street scene, it is noted that several properties have been altered and extended with projecting canopy rooves and brick front porches, which collectively reduce the street scene's level of uniformity. There are several properties in the street scene with a variety of alterations and extensions to their front elevations and the proposed bay window would be small in scale, it is considered that the development would not harm the character of the host dwelling or that of the wider area.

It is therefore considered that the proposal 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

By virtue of its small depth, siting and design, it is considered that the proposed development would not significantly overshadow, have an oppressive impact upon or substantially overlook the occupants of nearby properties.

It is therefore considered that the proposal would accord with the residential amenity aims of policies DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

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:

   - Existing & Proposed Plans & Elevations
   - Site Plan and Location Plan

   and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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 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	08/02/2019	Signed: OP
Authorisation	13/02/2019	Signed: DR

Report Author Osian Perks