

Application Number:	23/00430/HOUS
Location:	350 Manchester Old Road, Middleton, M24 4EB
Proposal:	Single storey side/rear extension, alterations to fenestration on front elevation and raising height of existing canopy roof
Applicant:	Mrs Janet Carr
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

This application refers to no. 350 Manchester Old Road, a two storey, detached dwelling located on the outside edge of the Manchester Old Road Conservation Area in Middleton. The property is oriented south towards the highway and occupies a corner plot at the junction of Manchester Old Road and Parkfield Drive. The application property is adjacent to no. 348 Manchester Old Road to the east and no. 2 Limefield on the opposite side of Parkfield Drive to the west. It shares a boundary with no. 8 Parkfield Drive to the rear. The property has been variously extended since its completion and benefits from ample outdoor amenity space to the front, side and rear.

Description of Proposal

Permission is sought for a single storey rear extension that would partly infill the area between the rear elevation of the existing side extension and the side elevation of the original build. It would project 1.68m beyond the rear wall of the existing side extension and feature a lean-to roof with a maximum height of 3.3m. The submitted proposals would also see the replacement of the existing garage door with two windows and the raising of the existing pitched roof canopy.

The proposed development would be constructed in materials to match existing.

Relevant History

- 99/D36801 Single Storey And Porch Extension To Front Of Dwelling
Grant subject to conditions
- 91/D26545 Single Storey Rear Extension To Dwellinghouse.
Grant subject to conditions
- 77/D05802 Extension To Side Of Dwelling House
Grant

Township/Member comments

N/A

Consultee responses

Conservation And Design **Impact on Designated Heritage Assets**

Middleton Town Centre Conservation Area:

While the proposed site is very close to the boundary of the Middleton Conservation Area, the proposed works do not directly face the Conservation Area, nor do they majorly change the appearance of the existing building in a way which would directly impact the significance of the Conservation Area. Therefore, the proposal would have a neutral impact on the significance of the heritage asset.

However, I do note that the proposed fenestration of the front elevation is not in keeping with that of the first floor above or the first/ground floor arrangement of the opposite bay. Also, there is no reference to instating obscured glass to the proposed bathroom suite windows, though this should be considered and clarified prior to determination. Ideally, the fenestration pattern and glazing should be in keeping with the rest of the elevation (i.e. to match the first floor window directly above, as well as the ground/first floor windows of the opposite bay).

As the rear elevation will only be partially visible from certain areas of the Conservation Area, the proposed changes have a neutral impact on the significance of the heritage asset.

It should be confirmed, though, that the proposed brick to both elevations is in keeping with those of the rest of the exterior. It is recommended that brick specification is provided to the LPA for approval prior to instatement. Likewise, specifications of the roofing tiles should be provided to ensure that those proposed are in keeping with roof coverings to the rest of the property/surrounding area.

War Memorial, Perimeter Walls and Loggia, Garden of Remembrance, Manchester Old Road, Middleton

The proposed changes at 350 Manchester Old Road have the potential to impact the significance of the listed building through development within its setting (under NPPF paragraph 200). This impact is neutral, as the Memorial Gardens are almost completely obscured from view by the property next door. Although, the points above regarding the fenestration of the front elevation and the brick / roofing tile specification are relevant in this case.

Conclusions

Amendments should be made to the proposed fenestration to be in keeping with those of the rest of the property. Additionally, specifications of the brick and roofing tiles are required for submission prior to instatement.

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed as the applicant dwelling is located adjacent to two designated heritage assets. 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:

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 over the design of the proposed fenestration to the front elevation, amended plans were submitted to provide slimmer top-openers to the proposed windows.

Assessment

Design and Heritage: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy P2 of the Council's adopted Core Strategy requires development to protect and enhance character, landscape and heritage. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (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.

The application site lies on the outside edge of the Manchester Old Road Conservation Area where the boundary encompasses Middleton Garden of Remembrance; which is Grade II listed for its important historic commemorative nature and the architectural quality of the structures.

Given the presence of the adjacent Conservation Area, and the statutorily listed Middleton Garden of Remembrance, consultation has been undertaken with the Council's Conservation Officer. The Officer stated that the proposed development would have a neutral impact on the significance of the heritage asset, however they did request amendments to the fenestration on the front elevation to ensure that it is in-keeping with the rest of the elevation. They also stated that details of the proposed brickwork and use of obscure glazing to the proposed bathroom window should be clarified prior to determination. The design of the proposed windows to the front elevation has been amended to provide slimmer top-opener windows and it is considered that the amended window design appears complementary to the rest of the elevation. It should be noted that the proposed materials and use of obscure glazing to the bathroom window will be conditioned in order to promote a satisfactory standard of design and user amenity. This is considered to be an appropriate alteration from the existing garage door which the windows seek to replace.

As the rear elevation will only be partially visible from certain areas of the Conservation Area, the proposed changes have a neutral impact on the significance of the heritage asset.

In light of the above, it is not considered that the proposed development would have an adverse impact on the character or appearance of the host building or on the significance of the adjacent Conservation Area or the setting of the nearby listed War Memorial.

The single storey rear extension is a subservient addition with an appropriately pitched roof. Proposed alterations to the front elevation include the removal of the existing garage door, insertion of two windows and raising the height of the existing small, pitched roof canopy above. The placement and proportions of the proposed fenestration is acceptable and the proposed alterations to the existing canopy would result in no detrimental effect to the aesthetics of the host dwelling. .

The design of the proposal is therefore acceptable and accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy 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.

The proposed development would measure approx. 14m to the rear boundary of the curtilage and there are no residential dwellings located to the front. Therefore, the proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the SPD.

The proposed single storey rear extension would not project beyond the rear elevation of the adjacent dwelling, no. 348 Manchester Old Road and is not considered to result in an overbearing impact upon or undue loss of light or outlook towards the neighbouring occupiers.

Whilst the proposed bedroom would experience some overshadowing by virtue of its setback from the existing rear elevations of the application property and adjacent property, it is noted that the bedroom, which is dual-aspect, would be served by a single window to the front and 2.1m tall patio doors to the rear. This arrangement would allow for relatively good light ingress.

On balance, it is considered that all habitable rooms would receive an adequate supply of natural light in addition to the retention of a suitably sized outdoor amenity space with a functional layout. Therefore, the proposals would promote a satisfactory standard of living for all existing and future occupiers.

There are no concerns regarding the provision of windows to the front elevation but given an en-suite bathroom is proposed, obscure glazing should be sought through condition.

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:
 - Existing Site Block And Location Plan. Drg no. 725-01
 - Existing Ground Floor Plan. Drg no. 725-02A
 - Existing Roof Plan. Drg no. 725-03
 - Existing Elevations. Drg no. 725-04
 - Proposed Site Block And Location Plan. Drg no. 725-05
 - Proposed Ground Floor Plan. Drg no. 725-06A
 - Proposed Roof Plan. Drg no. 725-07
 - Proposed Elevations. Drg no. 725-08BAnd 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first

occupation of the extension hereby permitted the window serving the room labelled 'En-Suite' in the ground floor on the front elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) 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 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	11/07/2023	Signed: BM
Authorisation	24/07/2023	Signed: RC

Report Author Bob Melling