

Application Number:	23/00223/HOUS
Location:	15 Meadow Road, Middleton, M24 1WH
Proposal:	Single storey rear extensions including balcony and render to all elevations - Resubmission of 22/00711/HOUS
Applicant:	Mrs Hina Maqsood
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	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 relates to no. 15 Meadow Road, a large two-storey detached dwellinghouse situated within a residential area of Middleton.

It is built in red brick with a unique roof form incorporating a cat slide roof and hipped forward extending elements. There are varying levels across the site with a rear slope down towards a rear back garden. The dwellinghouse benefits from an existing two storey and single storey rear extension.

The closest neighbours to the site are nos. 13 and 17 Meadow Road, both of which are also large detached dwellinghouses.

Description of Proposal

Permission is sought for a single storey rear extension that would project 3.25m (including the balcony) from the existing rear elevation and provide an extension to the existing dining area. Given the fall in ground levels, the extension would have a maximum height of approximately 6.26m with a flat roof design and roof lantern above.

The application also proposes the construction of a single storey rear extension to the northeast corner of the dwellinghouse. This would project 3.3m from the existing

rear elevation and have a width of 3.55m. It would have a flat roof with a maximum height of approximately 4.8m.

Finally, the proposal includes the application of render to all the elevations of the existing dwelling.

Relevant History

82/D14116 Two Storey Side Extension To Dwellinghouse And Attached Garage.

Grant subject to conditions.

92/D28171 First Floor Side Extension To Dwellinghouse.

Grant subject to conditions.

22/00711/HOUS Two storey rear and two storey front including render to elevations.

Refuse.

Reason for refusal: *By reason of its siting, scale and design, the proposed two storey front extension would constitute an unduly prominent, incongruous and poorly designed addition, which would fail to appear subservient to the host property, in conflict with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.*

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

Following concerns raised by the Council in respect of the design of the proposed two storey front extension, the plans were amended to remove this aspect from the proposals.

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.”

Under the previous application, the Council raised no objections to the rear extensions and application of render to all elevations; subject to an appropriate colour choice.

Due to the topography of the site and in light of the existing extensions, the extensions proposed under the current application are considered appropriate to the dwellinghouse, which would appear generally subservient. The proposed extensions would appear proportionate with the existing dwelling and are not considered to result in any undue harm to the public realm by virtue of their siting to the rear of the property.

Whilst the use of render would significantly alter the appearance and character of the original dwelling, it is noted that there is other render in the street scene. Therefore, it is not considered to be unduly harmful to the character of the host property or wider street scene. However, given the limited detail provided, a condition is attached to ensure a full material specification for the render is provided prior to above ground construction works. This condition is used to promote a satisfactory standard of design.

In light of the above, it is considered that the proposed development would overcome the previous reason for refusal through the removal of the initially proposed two storey front extension. The extensions to the rear and application of render are considered acceptable and would accord with policies DM1, and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

Paragraph 5.6 of the SPD provides the following guidance for single storey rear extensions to detached properties: “For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).” In respect of the single storey rear extension set in close proximity to the common boundary with no. 17 Meadow Road, the rear extension would project approximately 3m from the rear elevation of the adjacent dwelling. This is in accordance with the SPD and is not considered to result in an undue loss of light or outlook to the neighbouring occupiers.

In respect of the single storey rear extension and balcony, the single storey rear extension would project approximately 0.1m from the rear elevation of no. 13 Meadow Road. This is in accordance with the SPD and is not considered to result in an undue loss of light or outlook for the neighbouring occupiers.

In relation to the proposed balcony, in many circumstances this would result in an unacceptable impact on the privacy of neighbouring properties. However as the application site already benefits from a roof terrace in a similar position to the proposed balcony, the proposal would have no greater impact on levels of privacy than existing.

The proposed fenestration is to the rear only and would not directly face any residential development. Therefore, it is not considered that the proposed fenestration would result in any loss of privacy to the neighbouring properties.

The plans confirm the provision of sufficient natural light to all habitable rooms and that sufficient garden space would be retained of a functional layout.

For this reason, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord 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. This permission relates to the following plans:-

- Site Location Plan. Drg no. PL 001
- Existing Plans. Drg no. PL 002. Rev A
- Existing Elevations. Drg no. PL 003. Rev A
- Proposed Plans. Drg no. PL 104. Rev G
- Proposed Elevations. Drg no. PL 105. Rev G
- Existing and Proposed Block Plan. Drg no. PL 106. Rev A

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

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy 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	11/05/23	Signed: BM
Authorisation	11/05/23	Signed: RC

Report Author Bob Melling