

APPLICATION NUMBER: 24/00649/HOUS

Application Number:	24/00649/HOUS
Location:	3 Boardman Fold Road, Middleton, M24 1QD
Proposal:	Erection of a single storey side and rear extension following demolition of conservatory and detached garage
Applicant:	Mrs Ann Harrison
Case Officer:	Aimee Bovaird
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

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

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The SPD sets out the following for first single storey rear extensions, 'For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)'.

The proposed development projects 4m from the rear boundary of the adjoining dwelling and this does not comply with the SPD. Information has been submitted to demonstrate the occupier of the dwelling has a disability and the extension is to accommodate a ground floor bedroom / bathroom / living space. The SPD allows for some flexibility for personal circumstances. The rear extension exceeds what is allowed by 1m, taking this into consideration and the overall scale of the development, the proposed development is considered acceptable. The proposed development does not comply with Schedule 2 Part 1 of the General Permitted Development Order, this also allows for a 3m projection from the rear boundary. There is an existing conservatory and garage that are proposed to be demolished, the conservatory extends 4m from the rear elevation. This contributes to the reason the proposed development is considered acceptable as it will project the same distance from the rear elevation.

It is not thought the proposed development will have a negative impact on the rear outlook of the adjoining neighbors and no comments from neighbours have been received.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Extension to the side and rear 3425 – 01

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 saved Rochdale Unitary Development Plan, 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.

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	30/10	Signed: AB
Authorisation	05/11/24	Signed: LA