APPLICATION NUMBER: 22/00601/HOUS

Application Number:	22/00601/HOUS
Location:	12 Hardfield Road Middleton Rochdale M24 1PD
Proposal:	Single storey rear extension following demolition of existing conservatory
Applicant:	Mr and Mrs David and Sally Beresford
Case Officer:	James Bridgman
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.12 Hardfield Road, a detached bungalow located in a residential area in Middleton.

Description of Proposal

Permission is sought for a single storey rear extension with a projection of 4.72m and a width of 3.94m. It has a lean-to roof which adjoins the existing rear extension, a pitched roof and will be constructed in red brick, terracotta roof tiles and white uPvc. The extension follows the demolition of an existing conservatory.

Relevant History

97/D34001 Single storey extension and conservatory. Decision: Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations
Letters were sent to all surrounding neighbours and no representations were 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
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

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."*

- The scale of the proposed rear extension is considered to acceptable and would appear subservient.
- The roof on the rear extension is similar to the design of the adjoining existing extension and therefore would appear in keeping. The additional pitched roof for the further projection is considered to be acceptable.
- The proposal includes the use of materials which match those evident on the existing dwelling.

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.

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."*

Section 5.7 of the SPD states that if a single storey extension is set away from the boundary, the projection can be increased by the amount equal to the distance from the side boundary. This is providing the extension does not project beyond a 45 degree line measured from the point 4 metres along the common boundary for detached properties.

The extension is in accordance with above policy and is therefore not considered to unduly harm the amenity of the adjacent neighbour.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers 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:

- Location Plan: 579-01
- Existing Floor Plan: 579-02
- Existing Roof Plan: 579-03
- Existing Elevations: 579-05
- Proposed Site Plan: 579-05
- Proposed Ground Floor Plan: 579-06
- Proposed Roof Plan: 579-07
- Proposed Elevations: 579-08

  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 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	21/06/2022	Signed: JB
Authorisation	23/06/2022	Signed: AT

Report Author James Bridgman