

Application Number:	23/01020/HOUS
Location:	42 Penrhyn Avenue, Middleton, M24 1EQ
Proposal:	Single storey side extension following demolition of existing garage, alteration to fenestration and installation of roof lights to the rear.
Applicant:	MS LEE
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

The application refers to no. 42 Penrhyn Avenue, a two storey, detached dwelling located on a residential street in Middleton. The subject property benefits from an existing attached garage with off-street parking to the front. The property is adjacent to no. 42 Penrhyn Avenue to the northwest and no. 44 to the south. The curvature of the road means that the immediate neighbours are angled away from the application property and the ground levels rise slightly in a southeasterly direction so that the application property is located on higher ground than no. 40.

Description of Proposal

Permission is sought for a single-storey side extension with a dual-pitched roof that would be hipped to the front. The extension would project approx. 2.9m from the existing side elevation, have a length of 6.72m and sit flush with the existing principal elevation. The submitted plans also indicate that the existing kitchen window would be replaced with a floor to ceiling window and the existing sliding doors to the rear would be replaced by bi-folding doors.

Relevant History

97/D34032 Conservatory Extension To Rear Of Dwelling
Withdrawn

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring 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

An amendment was sought to set the extension flush with the main front wall in the interests of visual amenity. A further amendment was sought to remove the raised platform to the rear of the proposed extension in the interests of residential amenity. The platform was removed and replaced with steps leading down to ground level.

Assessment

Design: DM1 and P3

Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be "*of high quality design and take the opportunity to enhance the quality of the area*" and to "*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.*" In addition, section 5.1 of the SPD states development proposals should be "*in keeping with the host property and generally should be subservient to it.*"

The proposed side extension is of a single-storey form which would appear subservient to the host dwelling. The proposed roof form is considered appropriate for an extension of this scale and the front hip would be in-keeping with the main roof form.

Materials to match existing are proposed, with a condition attached to ensure the materials match in order to promote a satisfactory standard of design in the interests of visual amenity.

The proposed development would not affect the existing bin storage and collection arrangements, with the bins stored to the rear of the host dwelling and transported to the collection point via the gated side access.

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

Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

The proposed single-storey side extension would include a bedroom window on the front elevation that would measure some 24m to the front elevation of no. 59 Penrhyn Avenue. There would be a single window to serve the shower room and a glazed single door on the rear elevation. Given the close proximity of the proposed rear elevation to the rear garden of no. 40 Penrhyn Avenue, and that the rear elevations of the properties are skewed towards each other, it has been deemed necessary to condition the use of obscure glazing for the shower room and rear door in order to prevent any undue visual intrusion.

The alterations to the existing fenestration and the addition of roof lights to the existing rear extension are not considered to result in a loss of privacy for neighbouring dwellings.

The extension would face the side elevation of no. 40 Penrhyn Avenue, which includes two obscurely glazed first floor windows. On this basis, it is not considered to result in an overbearing impact or undue loss of light.

The plans have been amended to remove the proposed raised platform and to instead use steps. As the proposed steps would be for access only and not provide an extended area that could be used for amenity purposes it is not considered that they would result in any undue harm to the neighbouring amenity.

Taken as a whole, the proposed development would not result in significant harm to the amenity of the neighbouring occupiers.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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 & Location Plan. Drg no. 07/23/72. Sheet 3
- Existing Plans & Elevations. Drg no. 07/23/72. Sheet 1
- Proposed Site & Location Plan. Drg no. 07/23/72. Sheet 4. Rev B
- Proposed Plans & Elevations. Drg no. 07/23/72. Sheet 2. Rev B

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.

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 windows serving the shower room and the external door to the rear elevation of the approved extension facing south-west 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 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	13/11/2023	Signed: BM
Authorisation	14/11/2023	Signed: RC

