APPLICATION NUMBER: 21/00041/HOUS

Application Number:	21/00041/HOUS
Location:	39 Farmway Middleton M24 1DL
Proposal:	Single storey front, side and rear extension, including alteration to fenestration on existing rear elevation
Applicant:	Mrs Anna GEORGIADES
Case Officer:	Emily Sykes
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.39 Farmway, a two storey semi-detached dwelling located on an architecturally similar street in East Middleton. The south facing dwelling is adjoining to no.41 to the east and adjacent to the detached no.37 to the west. The rear boundary of curtilage borders the rear of the dwellings found on Highfield Drive. The property benefits from a sufficiently sized rear garden and off-road parking to the front of the dwelling.

Description of Proposal

The proposed development features a single storey front, side and rear extension. It will also involve the alteration of fenestration on the existing first floor rear elevation. The development will be constructed with matching materials to the host dwelling.

The proposed single storey front extension will facilitate a porch and projects 1.3m from the front principal wall of the host dwelling. The proposed development has a width of 2.4m across the existing doorway and will be constructed with a pitched roof. The proposed single storey front extension will be rendered to match the existing panel on the front elevation of the host dwelling.

The proposed single storey side is set back from the front principal wall of the host dwelling by approximately 3.5m and sits flush with the rear wall of the host dwelling. The proposed development has a width of 1.6m, sitting approximately 0.8m from the shared boundary of curtilage with no.37. The proposed single storey side extension will be constructed with an appropriately placed gable roof design, with a double window located on the front elevation and an obscurely glazed window located on the side elevation which leads to a WC/ Shower Room.

The proposed single storey rear extension projects 4.9m from the rear wall of the host dwelling and extends across the rear of the host dwelling and proposed single storey rear extension. It will be constructed with an appropriately placed gable roof design which features three roof lights on the rear elevation. The rear elevation will feature a set of bi-fold doors. The fenestration on the existing first floor rear elevation will be reduced in height to accommodate the proposed single storey rear extension which has a maximum height of 3.8m.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and no representations were received.

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:

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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, with roof designs which are considered to be in keeping with the design language of the host property.

The proposed development is considered to be subservient to the host dwelling due to its scale, massing and positioning. Whilst the single storey rear extension is considered to be quite large within its massing, this is not considered to overwhelm the character of the host dwelling as it is positioned to the rear of the dwelling away from public viewpoint. Due to the height of the proposed single storey rear extension, the fenestration on the first floor rear elevation will be reduced. As the fenestration retains the same design as that on the existing host dwelling, it is considered that this does not harm the visual amenity of the property.

Whilst the proposed bi-fold doors are not considered to be typical of local character, due to their positioning at the rear of the dwelling they are considered to be appropriate and to not cause harm to the character of the street scene.

Access between the front and rear of the dwelling is retained, meaning it is possible for bins to be stored at the rear of the dwelling away from public viewpoint.

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 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. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

The Guidelines and Standards for Residential Development SPD provides guidance which all new extensions and alterations to residential dwellings should adhere to. Section 4.1 of the SPD requires new developments and extensions to dwellings adhere to certain space standards to preserve the light and privacy afforded by surrounding occupiers. Section (iii) states that there must be 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room. The proposed single storey side

extension features an obscure glazed window which leads to a proposed WC and shower room which is situated 2m away from the neighbouring property. Although this is not within the minimum space standards, this is not considered to unduly harm amenity as the window is obscurely glazed and also not considered to be a habitable room.

The proposed single storey side extension is situated adjacent to no.37 Farmway. Due to its limited scale and massing and as it is set away from the shared boundary of curtilage, the proposed development is not considered to cause any undue harm to the neighbouring occupiers' amenity.

Paragraph 5.6 of the SPD states that for attached dwellings, single storey rear extensions should not project past a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings. The proposed single storey rear extension has a total projection of 4.9m from the rear of the host dwelling. However, both the adjoining and adjacent neighbouring dwelling have extensions to the rear of the properties. Paragraph 5.7 of the SPD states that the distance referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. As a result, the proposed development will project approximately 2.6m from the rear of no.37 Farmway and 0.6m from the rear of the adjoining property at no.41 Farmway. The proposed single storey rear extension is therefore not considered to cause undue harm to the amenity of the neighbouring occupiers.

Due to the height of the proposed single storey rear extension, there will be a reduction in the size of fenestration on the existing first floor rear elevation. However, it is considered that these windows will still maintain an adequate supply of light to all habitable rooms. The proposed development also includes the retention of a suitably sized outdoor amenity space with a functional layout, meaning that it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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.

Highways and Parking: DM1 and T2, Appendix 5

The proposed single storey front extension has a limited projection and therefore does not harm the existing parking arrangements which involve off-road parking to the front of the dwelling. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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 list of submitted plans, drawings and documents:

- Existing/ Proposed Plans and Elevations (202018.1)
- Location Plan 1:1250

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	25/02/2021	Signed: ES
Authorisation	1/3/2021	Signed: EH

Report Author Emily Sykes