APPLICATION NUMBER: 21/00338/HOUS

Application Number:	21/00338/HOUS
Location:	3 Berwyn Avenue Middleton M24 2DX
Proposal:	Single storey side and rear extension, including hip to gable roof conversion and rear dormer extension, with alterations to fenestration on front elevation of existing attached garage
Applicant:	Mr Richard Hulbert
Case Officer:	Emily Sykes
Recommendation:	**Refuse**

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?	**Y**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application refers to no.3 Berwyn Avenue, a two storey semi-detached dwelling located on an architecturally similar street in East Middleton. The dwelling faces south-west on to the highway, adjoining to no.5 to the south-east. The applicant dwelling is adjacent to no.1 Berwyn Avenue to the north-west which is on the corner plot of Berwyn Avenue and Queen Street. As a result, the north-west boundary of curtilage at the applicant dwelling borders the side and rear boundaries at no.1.



Description of Proposal

The application proposes a single storey side and rear extension. The single storey side extension will be situated behind the existing garage, which will be converted into a living space with the roller shutter door on the front elevation being replaced with a small window. The proposed single storey rear extension will project 3.5m from the rear of the host dwelling. The proposed development will also feature a hip to gable roof conversion which will facilitate a rear dormer extension. The proposed development will be constructed with matching materials to the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours and one representation was received in objection to the proposed development. The following concerns were raised:

- Undue loss of privacy as a result of dormer extension
- Undue loss of sunlight
- Impact on value of neighbouring property

The impact of the proposed development on the neighbouring occupiers' amenity will be addressed under the amenity section of this report. The value of the neighbouring properties is not considered to be a planning consideration.

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 designed to be in keeping with the host property and generally should be subservient to it. The proposed development is constructed in matching material to the host dwelling with appropriately designed fenestration.

Whilst the proposed single storey rear extension appears subservient to the host dwelling, it has a higher height than the existing garage extension, meaning that the proposed development and roof light would be visible from the street scene. This is not considered to be of a high level of design and causes some harm to the visual amenity of the dwelling.

Whilst there are not any rear dormers in the immediate street scene, the proposed is considered to be in accordance with the principles outlined in paragraph 5.17 of the Guidelines and Standards for Residential Development SPD.

However, the main concern relates to the proposed hip to gable roof conversion. The existing hipped roof design is in keeping with the surrounding immediate street scene on Berwyn Avenue and Collinge Avenue situated opposite the dwelling. The surrounding street scene consists of many semi-detached dwellings with hipped roof designs. It is considered that the hip to gable roof conversion will result in the host dwelling appearing an incongruous feature on the street scene, diluting the character of the surrounding area and unbalancing a pair of semi-detached dwellings.

The proposed development does not impact the existing bin storage arrangements, as the bins are currently stored to the front of the applicant dwelling. As a result, it is considered that the proposed development does not cause any further undue harm to the visual amenity of the street scene.

Overall, it is considered that the proposed development will cause undue harm to the character of the host dwelling and surrounding local area, with the proposed unsympathetic gable roof design unbalancing a pair of semi-detached dwellings. As a result, the proposed development is not considered to be in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

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 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.

Paragraph 4.1 of the Guidelines and Standards for Residential Development SPD outlines the standards for new developments, including the space standards which new residential developments must adhere to. The proposed development is in accordance with the minimum space standards and is therefore considered to be acceptable. The proposed dormer is considered to be a suitable distance from the rear boundary of curtilage and neighbouring property to the rear, meaning it is considered that the proposed development will not result in unacceptable harm to the privacy of the rear neighbouring occupiers.

The proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

Whilst the proposed single storey rear extension is in accordance with sections 5.6 and 5.7 of the SPD when assessing its relationship with no.5 Berwyn Avenue, it is considered that the proposed single storey rear extension will unduly harm the amenity of the neighbouring occupiers at no.1 Berwyn Avenue.

The proposed single storey rear extension is situated behind the existing garage and together they have a total projection of approximately 10.9m. Due to the way that the plots are situated, this results in the proposed development extending across the majority of the neighbouring rear garden at no.1. Whilst it is noted that there is a difference in levels between the applicant property and the neighbouring property, it is considered that the difference is not significant enough where this harm will be completely alleviated. The proposed single storey rear extension will be visible above the fence across the majority of the rear boundary of curtilage at no.1 Berwyn Avenue.

Due to the limited size of the neighbouring dwelling's rear garden, it is considered that the addition of the proposed single storey rear extension alongside the existing garage will exacerbate the sense of enclosure to the rear garden area. Furthermore, as the garden is of a limited size, it is considered that the whole area is considered to be the most usable amenity space. It is therefore considered that the proposed single storey rear extension will cause undue harm to both the amenity and outlook from the neighbouring rear garden area.

Due to the angle of the plots, there is further concern relating to the proposed single storey rear extension resulting in a loss of daylight to the ground floor rear elevations window and patio doors at the neighbouring dwelling.

Overall, it is considered that the proposed development will unduly harm the amenity of the neighbouring occupiers at no.1 Berwyn Avenue, with the proposed single storey rear extension and existing garage extension projecting the full length of the rear garden and having a significant impact on the neighbouring occupiers' amenity in terms of both outlook and daylight. The proposed development is therefore not in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Recommendation: Refuse

1. By virtue of its siting, size and design, the proposal would constitute an incongruous addition to the host dwelling. The proposed roof form would be unsympathetic in the context of the adjoining dwelling and surrounding pairs of semi-detached dwellings to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

2. By virtue of its siting, size and design, the proposed single storey rear extension will unduly harm the amenity of the neighbouring occupier's at no.1 Berwyn Avenue, creating a sense of enclosure which limits both the amenity of the rear garden area and the level of outlook from this amenity space. The proposed single storey rear extension is considered to limit the level of daylight received by the ground floor rear elevation windows at the neighbouring dwelling, further compounding the harm to the amenity of the neighbouring occupiers. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- Existing Floorplans and Elevations (MMD013.02.21.01)
- Proposed Floorplans and Elevations (MMD013.02.21.02)
- Location Plan and Block Plan (MMD013.02.21.03)
- Proposed Location and Block Plan (MMD013.02.04)

	Date	**Officer**
Report Completed	14/05/2021	Signed: ES
Authorisation	14/05/2021	Signed: AT

Report Author Emily Sykes