

Application Number:	22/01570/HOUS
Location:	29 Brackley Drive Middleton M24 1SS
Proposal:	Single storey rear extension and window to side elevation, following demolition of existing conservatory
Applicant:	Mr And Mrs Stewart and Linzi Payton
Case Officer:	Hamish Rigg
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 relates to 29 Brackley Drive, a two storey detached property located at the end of a cul-de-sac in a modern estate. The dwelling faces south-east, overlooking Blackley Golf Course and the M60, adjoining 27 Brackley Drive to the north-east and 18 Brackley Drive to the west. The rear southern boundary of the curtilage borders MidRupp77 a public footpath.

Description of Proposal

The application seeks planning permission for a single storey rear extension. The extension would project approx. 3m from the rear of the host dwelling, spanning the full width, including the existing side extension, approx. 7.7m. It would feature a maximum height of approx. 3.38m and a height of approx. 2.18m to the eaves.

Relevant History

02/D40147: Private detached garage approved.

Township/Member comments

Not applicable

Consultee responses

Not applicable.

Representations

Letters of notification were sent to the adjacent properties, 18 and 27 Brackley Drive, as well as number 10 and 12 Brackley Drive.

No responses 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

None Applicable.

Assessment

Design: DM1 and P3

- Policy P3 of the Rochdale Core Strategy (CS) 2016 outlines 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.” Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires “development to be of a high quality design taking the opportunity to enhance the quality of the area.”

- ☐ The application is to a two storey detached property situated on a cul-de-sac in a 21st century housing estate.
- ☐ The proposal seeks to construct a single storey rear extension. The proposed development would be built in a material palette in keeping with the original build and wider street scene. The proposed enlargement would also appear proportionate to the host property and would not feature a scale or massing which is overbearing or out of character with the surrounding street scene.
- ☐ Whilst the roof form which is hipped to one side would appear awkward, given the existing side extension, it is considered the most appropriate solution to integrate the existing and proposed extension.
- ☐ 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

- ☐ Owing to its skewed relationship with the adjacent property no.27, the proposed extension would not project beyond the 4m, 45-degree line taken from the rear elevation of no.27 measured along the common boundary as set out in section 5.6 of the SPD.
- ☐ Given the single storey form, placement of existing boundary treatments and positioning of windows, no concerns are had in respect of the privacy of surrounding occupiers.
- ☐ Ample garden space with a functional layout would be retained for a dwelling of this size. All habitable rooms would be supplied with adequate natural light and outlook.
- ☐ 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 proposal will not affect parking space on the property.
- ☐ 2 off-street parking spaces are provided which would accord with the maximum standard for this property.
- ☐ 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. Permission relates to the following plans:

Proposed elevations: 673-08
Proposed roof plans: 673-07A
Proposed ground floor plans: 673-06B
Proposed site plan and location plan: 673-05
Existing elevations: 673-04
Existing roof plan: 673-03
Existing ground floor plan: 673-02
Existing site and location plan: 673-01

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 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	11/01/2023	Signed: Hamish Rigg
Authorisation	09/02/2023	Signed: Ryan Killeen

Report Author Hamish Rigg