

APPLICATION NUMBER: 24/00948/HOUS

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Location:	3 Boarshaw Clough Way, Middleton, M24 2LJ
Proposal:	Two storey side extension with roof light following removal of existing outbuilding.
Applicant:	Mr Barry Shaw
Case Officer:	Bob Melling
DETERMINATION DATE 22.11.2024	EXT OF TIME 25.11.24
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 relates to no. 3 Boarshaw Clough Way, a two-storey, semi-detached dwelling located in a residential area of Middleton. The application property stands amid a row of semi-detached dwellings and the topography rises in a northerly direction with the result that the application property is sited on higher ground than the adjoining no. 1 Boarshaw Clough Way to the south. The host property is adjacent to no. 5 Boarshaw Clough Way to the north and faces two blocks of flats (nos. 2-60 Boarshaw Clough Way) to the east. The rear boundary of the curtilage borders the rear garden of no. 20 Clough Road.

Description of Proposal

Permission is sought for a two storey side extension which would be set back 0.7m behind the principal elevation of the existing dwelling. The proposed extension would have a width of 2.85m and measure 0.7m to the side boundary of the curtilage. The roof formation would be dual-pitched, with a lower ridgeline than that of the main dwellinghouse. Materials for the construction of the extension would be brickwork, render, roof tiles and window frames to match the existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding neighbours. No representations were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

- ☐ CS Policies DM1 and P3 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 that development proposals should be “*in keeping with the host property and generally should be subservient to it.*”
- ☐ The proposed side extension would include a 0.7m set back from the main front wall with the ridgeline set down accordingly. Therefore, the proposed side extension would appear subservient to the host dwelling.
- ☐ Section 5.12 of SPD states that to avoid the ‘terracing effect’, two storey and first floor side extensions that would be within 1 metre of the side boundary of the property will not normally be permitted unless either:
 - (i) The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR
 - (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house.
- ☐ While the proposals would not comply with the above guidance, it is not considered that a terracing effect would result should the adjacent dwelling extend in a similar way. The 0.7m setback coupled with the 0.7m gap between the proposed extension and the side boundary is considered to sufficiently mitigate a potential terracing effect should no. 5 Boarshaw Clough Way extend in a similar way.
- ☐ The materials to be used in construction of the proposed extension are indicated to match those used in the construction of the original application dwelling.
- ☐ Section 3.12 of the SPD states that development proposals should include space for refuse bins to be stored out of public view to avoid them dominating residential streets. While the proposals indicate the storage of bins to the front of the proposed extension, it is noted that the bins are currently stored in a similar location. Given the existing situation, it is considered that the bin storage arrangements would be acceptable.
- ☐ The design of the proposal is therefore acceptable on balance and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under CS Policy DM1, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

- ☐ The proposed two storey side extension would not have any windows in the side elevation facing the shared boundary with no. 5 Boarshaw Clough Way and would comfortably meet the requirements of the projection rule outlined in the SPD.
- ☐ The proposed bedroom window would measure approximately 10.45m to the rear boundary of the curtilage, which represents a 0.05m shortfall of the 10.5m SPD standard. On the basis that this is a minor transgression and given the existing relationship between the application property and no. 5 Boarshaw Clough Way, it is not considered that the proposals would unduly harm the amenity of the neighbouring occupiers.
- ☐ The submitted plans indicate that all habitable rooms would be supplied with adequate natural light and outlook, in addition to the retention of a suitably sized rear garden of a functional layout.
- ☐ The proposed development would not result in a loss of amenity for neighbouring residents through visual intrusion, overbearing impact, overshadowing or loss of privacy and the proposal is considered to accord with CS Policy DM1 and the SPD in respect of neighbour amenity.

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 Floor and Roof Plans with Location Plan. Dwg no. 101-PLANNING
- Proposed Floor and Roof Plans with Location Plan. Dwg no. 102-PLANNING
- Existing & Proposed Elevations. Dwg no. 103-PLANNING
- Existing / Proposed Site Plans. Dwg no. 104-PLANNING

And the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan 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	31/10/2024	Signed: BM
Authorisation	25/11/24	Signed: LA

Report Author Bob Melling