

Application Number:	23/00517/HOUS
Location:	11 Malvern Road, Middleton, M24 1QA
Proposal:	Part two storey, part single storey side and rear extensions and first floor rear extension following demolition of existing detached garage
Applicant:	Miss Sophie Walker
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?	Y

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

Location

The application relates to a two storey, semi-detached dwelling fronting Malvern Road in Alkrington, Middleton. The property faces south on to the highway, adjoining no. 9 Malvern Road to the west and adjacent to no. 13 to the east. It is located on a bend in the road, (which rises gradually from west to east), and consequently the side driveway widens from the front to the rear.

The property is constructed from brown brickwork and its hipped roof is finished in grey ridged concrete tiles. The front elevation contains a double height, canted-bay window separated by hanging clay roof tiles and a smaller oriel window is also positioned at first floor level. A detached garage is positioned to the rear and extends along part of the eastern boundary. The property also benefits from an existing single storey rear extension.

The local vicinity comprises two storey semi-detached properties with hipped roofs and several have benefitted from single/two storey side extensions.

Description of Proposal

Permission is sought for a part two storey, part single storey side/rear extension, a first floor rear extension and a single storey rear extension. The proposed side extension would be set back 2.02 metres from the existing front elevation and project 2.96 metres from the existing side elevation, although this distance would increase to the rear where the boundary splays away from the side elevation. The side extension

would sit flush with the existing rear elevation at first floor level and project approximately 6.48 metres from the existing rear elevation at ground floor level. The part two storey extension would have a hipped roof set down from the existing ridgeline and the part single storey extension would have a dual-pitched roof with a maximum height of 3.6 metres.

The proposed first floor rear extension would sit above the existing single storey rear extension, with a depth of 2.74 metres and a hipped roof set down from the existing ridgeline.

The proposed single storey rear extension would infill the area between the western boundary and the proposed single storey side/rear extension. It would project approximately 1.58 metres from the existing rear elevation and have a lean-to roof with maximum height of 3.23 metres.

Materials for construction are proposed to match existing.

Relevant History

15/00754/HOUS Proposed single storey rear and side extension and alterations to existing detached garage
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. One letter of objection was received in response to the proposed development.

The letter raised the following concerns:

- Proposed side wall would be set 188mm from building line of adjacent side extension to neighboring property which ignores boundary wall.
- Potential for proposed development to undermine foundations of neighboring extension.

Officer's response: The submitted plans indicate that the proposed development would not encroach land owned by neighbouring properties. Any access required onto a neighbouring property or construction on the shared boundary or 'party wall' would be a civil matter and the applicant may have obligations under the Party Wall Act 1996.

- Possible excessive increase to permissible build volume (50%)

Officer's response: There is no nationally/locally described maximum permissible build volume for householder planning applications.

- The garage could be used as a commercial or habitable space.

Officer's response: The conversion of the garage into a commercial space would require a full planning application for a change of use. Planning permission is not

usually required for the conversion of a garage into additional living space, providing the work is internal and does not involve enlarging the building.

- Loss of light.

Officer's response: This is considered in the 'amenity' section of the report.

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

Following concerns raised by the Case Officer in respect of the design of the proposals and impact of the proposed rear extension on the amenity of no. 13 Malvern Road, amended plans were submitted to remove the proposed alteration to the existing roof, remove the proposed cat slide roof section and reduce the length of the proposed single storey side/rear extension.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

A number of dwellings on Malvern Road have benefited from extensions, including several which have constructed two storey side extensions. As a result, there is a strong diversity in the street scene and, in this context, it is not considered that the

design of the extensions would appear incongruous to the host dwelling or the street scene.

The proposed side extension would be set back 2.02 metres from the existing front wall, resulting in a hipped roof that is set significantly down from the existing ridgeline. It is considered that this demonstrates a considerable level of subservience to the host dwelling when viewed in the context of the street scene.

Potential visual concerns regarding impact of the protrusion of the single storey extension beyond the rear wall of the dwelling and the splayed side wall are mitigated by the presence of an existing attached garage to the west side of no. 9 Malvern Road, and as such it is considered that the proposed side extension would not result in an unacceptable impact on the character of the street scene.

The external building materials of the extension would complement those of the existing dwelling with a condition attached to ensure the materials match and promote a satisfactory standard of design.

Paragraph 3.12 of the SPD states, “residential properties should include space for bins to be stored out of public view to avoid dominating residential streets.” The proposed extension would restrict access between the front and rear curtilage, including the space currently used for bin storage. However, given the substantial size of the proposed garage and provision of two off-street parking spaces to the front of the dwelling, it is considered that the garage would be able to serve as a storage area for bins out of view of the street in accordance with the SPD.

The scale and 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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

Paragraph 5.6 of the SPD states, “for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).” Paragraph 5.7 adds, “If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”

Paragraph 5.9 of the SPD states, “planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4 metres along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).” Paragraph 5.10 adds, “where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4 metre distance will be taken from a point 3 metres along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).”

The adjoining dwelling, no. 9 Malvern Road, benefits from a single storey rear extension set in close proximity to the common boundary and this ensures that the proposed development is in accordance with the projection standards for single storey and first floor rear extensions. Therefore, the proposed development is not considered to result in an undue loss of light or outlook to the occupiers of no. 9.

The adjacent dwelling, no. 13 Malvern Road, is angled away from the applicant property towards the rear owing to the curvature of the road. The proposed first floor rear extension would accord with paragraph 5.9 of the SPD, however the proposed single storey rear extension would represent an approximate 3.8 metre exceedance of the projection standards outlined in paragraph 5.6 of the SPD.

Paragraph 5.3 of the SPD explains that there may be circumstances where a larger extension may be acceptable. It is noted that the ground levels differ between the applicant dwelling and no. 13 Malvern Road, with no. 13 sited on an elevated plot of approximately 0.75 metres. This level change increases significantly to the rear. As a result, the proposed single storey rear extension would be at a much lower level than the rear lawn and patio area of no. 13. Further to this, the plans have been amended to ensure that the extension projects no further rearward than the existing detached garage.

Whilst the proposed extension would have a greater overall height than the existing detached garage, it is considered that the difference in ground levels and presence of an existing detached garage mitigate the impact of the proposed extension and is sufficient justification for an extension that is larger than would normally be acceptable. Therefore, it is not considered that the proposed development would result in an undue loss of light or outlook to the occupiers of no. 13.

The proposed two storey side extension is set against the common boundary with the adjacent property at no. 13 Malvern Road. It should be noted that the facing side elevation of the adjacent dwelling has one door with a glazed panel (ground floor), one window on the ground floor and two windows on the first floor, all of which are obscurely glazed. Therefore, the two storey side extension, which is set against the backdrop of the existing two storey side elevation, is not considered to unduly impact the light and outlook received by any principal windows to habitable rooms, nor would it have an overbearing impact on the enjoyment of the neighbouring garden.

The proposed fenestration is not considered to result in undue harm to the privacy of the surrounding properties and complies with the space standards contained within paragraph 4.1 of the SPD.

The plans confirm the provision of adequate natural light and outlook to all habitable rooms and that sufficient 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.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The property would retain two off-street parking spaces. 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. The permission relates to the following plans:

- Location Plan
- Existing Site, Block And Location Plan. Drg no. 712-01A
- Existing Ground Floor Plan. Drg no. 712-02
- Existing First Floor Plan. Drg no. 712-03
- Existing Loft Floor Plan. Drg no. 712-04
- Existing Roof Plan. Drg no. 712-05
- Existing Elevations. Drg no. 712-06
- Proposed Site, Block And Location Plan. Drg no. 712-07B
- Proposed Ground Floor Plan. Drg no. 712-08C
- Proposed First Floor Plan. Drg no. 712-09D
- Proposed Loft Floor Plan. Drg no. 712-10D
- Proposed Roof Plan. Drg no. 712-11C
- Proposed Elevations. Drg no. 712-12A

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.

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	04/08/2023	Signed: BM
Authorisation	09/08/2023	Signed: RC

Report Author Bob Melling