

APPLICATION NUMBER: 24/00360/HOUS

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Location:	29 Arden Avenue, Middleton, M24 1PN
Proposal:	Part two storey, part single storey side extension and alteration to fenestration at rear elevation - (Resubmission of 23/00533/HOUS)
Applicant:	Mr Carl Healey
Case Officer:	Bob Melling
DETERMINATION DATE 24.06.2024	EXT OF TIME
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. 29 Arden Avenue, a two-storey, terraced dwelling located in a residential area of Middleton. The dwelling faces the highway to the southeast, adjoined by no. 31 Arden Avenue to the northeast and adjacent to no. 27 Arden Avenue to southwest. It is faced to the front by no. 36 Arden Avenue and the rear boundary of the curtilage borders a footpath. The host dwelling benefits from an existing detached garage within the rear garden and off-street parking for two cars to the front.

Description of Proposal

Permission is sought for a part two-storey, part single-storey side extension that would project 2.14 metres from the existing side elevation, be set flush with the existing front porch at ground floor level and be set back 0.45 metres from the existing front elevation at first floor level.

Fenestration for the development is proposed as a window to the front elevation (ground floor) to serve a cloakroom, a window to the front elevation (first floor) to serve a bedroom, an obscurely glazed window to the side elevation (ground floor) to

serve a WC, a set of patio doors to the rear elevation (ground floor) to serve a dining room and a window to the rear elevation (first floor) to serve an en-suite. The existing kitchen door to the rear would be replaced by a window.

Materials for construction are proposed to match existing.

Relevant History

23/00533/HOUS	Part two storey, part single storey side extension and alteration to fenestration at rear elevation Grant subject to conditions
03/D41592	Single Storey Side And Rear Extension To Dwelling Grant subject to conditions
92/D28399	Private Garage. Grant subject to conditions
84/D16701	Two Storey Extension To Side Of Dwellinghouse Grant subject to conditions
83/D15840	Two Storey Extension To Side Of Dwellinghouse Refuse

Township/Member comments

N/A

Consultee responses

Highways And Engineering

We have no objections to this proposal which is unlikely to have any detriment to the highway function or safety.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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

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.

The proposed development would be set back 0.45 metres from the front elevation at first floor level with a lower ridge height. This would demonstrate subservience to the host dwelling and is considered acceptable.

The additional projection at ground floor level, which would adjoin the existing front porch, is not considered to detract from the character of the host dwelling or street scene. Front porches and canopy roofs are a relatively common feature within the street scene and the proposed extension would not appear uncharacteristic when viewed in its context.

The revised window detailing would be in-keeping with the existing window proportions and is considered acceptable.

The proposed use of materials is considered acceptable with a condition attached to ensure that the materials match the existing in order to 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 them dominating residential streets." The submitted plans confirm that the bins would be stored to the rear of the property and transported to the collection point via the proposed rear access gate. Under the

previous application, the Highways Authority confirmed that this would be acceptable and therefore no concerns are had in this regard.

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

Policy DM1 of the 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. Section 4.1 of the SPD outlines the minimum spatial standards developments are required to accord with.

The proposed two storey side extension is set against the common boundary with the adjacent property at no. 27 Arden Avenue. It should be noted that the facing side elevation of the adjacent dwelling has one window (first floor) which serves a bathroom. 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 gardens.

The proposed fenestration to the rear elevation is not considered to result in undue harm to the neighbouring amenity given that it would not project beyond the existing rear elevation.

The dwellings to the front have an existing facing distance of some 21 metres. The proposed bedroom window (first floor) to the front elevation is set back 0.45 metres from the existing front elevation and is not considered to result in undue harm to the facing neighbours.

The submitted elevations confirm that the proposed window to the side elevation, would be obscurely glazed. This window is not considered to result in an undue loss of privacy for the facing neighbours, with a condition attached to ensure that the obscure glazing is retained in perpetuity.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms, in addition to the retention of a suitably sized rear garden with a functional layout.

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 existing and future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed parking arrangements would remain as existing, with two off-street parking spaces provided to the front of the host dwelling. This is acceptable and in accordance with policies T2 and DM1 of the adopted Core Strategy.

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 plans:

- Site Location Plan. Drg no. PK109-010
- Existing Floor Plans. Drg no. PK109-001
- Revised Proposed Floor Plans. Drg no. PK109-002E
- Existing Elevations. Drg no. PK109-003
- Revised Proposed Elevations. Drg no. PK109-004E
- Existing Site/Block Plan. Drg no. PK109-005E
- Site/Block Plan. Drg no. PK109-005F

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the proposed window in the side elevation facing southwest shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	18/06/2024	Signed: BM
Authorisation	20/06/2024	Signed: RC

