Application Number:	**19/00479/HOUS**
Location:	456 Heywood Old Road Middleton M24 4SB
Proposal:	Demolition of conservatory and erection of single storey rear extension, conversion of existing garage into habitable room, erection of garage to side and conversion of hipped roof to gable incorporating two bedrooms in roof space including rear dormer extension and rooflights to front
Applicant:	Mr & Mrs Klekner
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 456 Heywood Old Road, a two storey semi-detached dwelling in Middleton. The application property is situated at the end of a small ribbon development along Heywood Old Road. The application site itself and land surrounding it is designated as Protected Open Land by the Rochdale Unitary Development Plan.

Description of Proposal

The application proposes the demolition of the existing conservatory and replacement with a single storey rear extension together with the extension and part conversion of the existing side garage to form garage and additional living accommodation. The application also proposes a hip to gable conversion together with a cube/dormer extension which would project from the roof slope of the original dwelling and partly on top the existing flat roof two storey rear extension.

Relevant History

00/D37964 – Rear conservatory extension to dwelling – Grant STC – September 2000

Representations

Letters of notification have been sent to surrounding neighbours and no representations have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

D/10 Protected Open Land

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
G5	Managing Protected Open Land
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

Protected Open Land:

The application site is designated as protected open land by the saved UDP Policy Proposals Map and Policy D/10. Policy G5 of the adopted Rochdale Core Strategy states for development within an area identified as protected open land to be permitted, it would need to be acceptable if it were in the Green Belt. The Council's policy for Green Belt development mirrors that of the NPPF which states that all new buildings in the Green Belt are considered inappropriate except for various exceptions, including extensions to buildings provided that they are not disproportionate additions over and above the size of the original building. The Council's SPD provides further guidance on what constitutes a disproportionate addition, stating that additions over and above 35% in floor space or volume are considered to be disproportionate.

The applicant has not submitted floor space or volume calculations in support of the application. Due to the amount and form of the proposed additions it is difficult to ascertain an accurate figure on the net total floor space or volume of the proposed development. However it is clear from the submitted plans that the proposed enlargements, together with the existing extensions, would result in a net increase in floor space and volume well over 35% and as such would be considered to be disproportionate additions over and above the size of the original building. Therefore the proposal would constitute inappropriate development within protected open land

and by definition would be harmful development. No very special circumstances have been provided which would outweigh the identified harm.

In light of the above, the proposal would fail to be acceptable if it were in the Green Belt and as such fails to comply with the saved UDP policy D/10 and CS policy G5 and is therefore unacceptable in principle.

Design: DM1 and P3

The proposed single storey rear extension and garage extension would be acceptable in design terms, incorporating pitched and hipped roofs to reduce visual prominence and would correspond well with the design of the original building.

However, the dormer/2nd floor cube extension would represent a poor attempt to incorporate a contemporary feature to a traditionally designed dwelling and would effectively result in a visually intrusive, three storey flat roof rear extension which would be visible from public vantage points along Heywood Old Road, the adjacent open recreation space and also neighbouring properties. Furthermore, the hip to gable conversion would act to unbalance the sensitive design of the pair of hipped roof semi-detached dwellings to the detriment of the character and appearance of the original dwelling and the immediate streetscene of Heywood Old Road.

The fenestration detailing of the proposed dormer/2nd floor cube extension would also not appear to correspond well together and would be incongruous with that of the original dwelling. The windows at the 2nd floor side elevation in particular appear to follow no coherent design philosophy and would be visually prominent with clear views when travelling south along Heywood Old Road.

It is acknowledged that there are a number of other flat roof and pitched roof two storey side extensions on neighbouring properties. However these extensions were all constructed several years ago and are examples of inappropriate development which the Council's new policies and guidance seek to actively avoid. As such these examples should not be used to justify further inappropriate development.

As such, it is concluded that the proposed hip to gable conversion and rear dormer/2nd floor cube extension are incongruous additions that do not represent high quality design and make no attempt to preserve or enhance the character and appearance of the attractive pair of post-war semidetached dwellings or the immediate streetscene. Therefore the proposal fails to comply with CS policies DM1 and P3, the SPD or the NPPF.

Amenity: DM1 and SPD

The proposed single storey rear extension would occupy a similar foot print to the existing rear conservatory, as such it is not considered that the rear extension would have a materially greater impact upon the occupants of 454 Heywood Old Road than the existing conservatory.

In addition, the proposed dormer/2nd floor box extension would have an impact similar to that of a 2nd floor rear extension. However the larger projecting element of this extension would be set suitably away from the shared boundary with No.454 as to prevent an unacceptable overbearing impact upon the rear habitable room windows and amenity space of 454 Heywood Old Road.

There would be a number of upper floor windows as a result of the enlargements, however none of these windows would have a direct outlook to any neighbouring properties and as such would not introduce any privacy concerns. Similarly, there would also be a number of ground floor windows including bi-folding doors which

would face towards 454 Heywood Old Road, however the boundary treatment between the two sites would negate any harmful outlook from these windows.

From assessing the potential impact of the proposal against all surrounding dwellings, it is considered that no other neighbours would be significantly affected as a result of the proposed development.

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.

Recommendation: Refuse

1. The application site is located in an area of Protected Open Land. The proposed extensions, by reason of their size and design, would represent disproportionate and incongruous additions in a prominent and sensitive location at the end of the row of properties. The proposed dormer/2nd floor cube extension and hip to gable conversion in particular would have a significant and detrimental impact upon the character and appearance of the original dwelling and would further reduce the characteristic openness of the area. As such, the proposal is contrary to saved policy D/10 of the Rochdale Unitary Development Plan, Policies G5, DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document 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 relates to the following plans:-

- Location and Block Plan – M152 14 B
- Existing Site/Ground Floor Plan – M456 1a
- Existing First Floor and Roof Void Plan - M456 3
- Existing Elevations and Sections - M456 13 E
- Proposed Ground and First Floor Plan - M456 11 C
- Proposed Attic and Roof Plan - M456 12 D
- Proposed Elevations and Section - M456 13 E

	Date	**Officer**
Report Completed	12.07.2019	Signed: NH
Authorisation		Signed:

Report Author Neil Harkin