APPLICATION NUMBER: 21/00031/HOUS

0031Application Number:	21/00031/HOUS
Location:	123 Guildford Grove Middleton M24 2WX
Proposal:	Two Storey Side Extension
Applicant:	Mr Kevin Greenhalgh
Case Officer:	Emily Sykes
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.123 Guildford Grove, a two storey end of terrace dwelling located on an architecturally similar street in North Middleton. The dwelling faces north-east on to the highway, adjoining to no.121 to the south-east and adjacent to no.125 to the north-west. The rear boundary of curtilage borders the rear of the properties on Hayfield Close. The applicant dwelling currently benefits from an attached garage, off road parking to the front of the dwelling and a sufficiently sized rear garden.

Description of Proposal

The application proposes a two storey side extension, following the demolition of the existing attached garage. It will be constructed in matching materials to the host dwelling with an appropriately placed gable roof design. The roof ridge on the proposed enlargement will be set down 0.14m from the roof ridge on the host dwelling.

The ground floor of the proposed two storey side extension will facilitate a garage at the front of the property with a utility room and bathroom located at the rear of the dwelling. At ground floor, the proposed development will project 0.8m from the front principal wall of the host dwelling. At first floor level, the proposed enlargement is set back 0.25m from the front principal wall of the host dwelling. The development fits flush with the rear wall of the host dwelling and has a width of approximately 3.4m.

The front elevation will feature a garage door at ground floor level and a large window on the proposed first floor. The first floor rear elevation will also feature a large window. The proposed ground floor rear elevation will feature a door leading to the rear garden and a small window leading to the proposed bathroom.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of representation were sent to all surrounding neighbours and no representations were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The proposed development was amended so that the proposed development is set down 0.14m from the roof ridge on the host dwelling and the proposed first floor is set back 0.25m from the front principal wall of the host dwelling. This was so that the proposed development appeared more subservient to the host dwelling.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, with an appropriately placed pitched roof and fenestration which is appropriate within its size, positioning and design.

The proposed development was amended to be set back from the principal wall by 0.25m at first floor level and set down from the roof ridge by 0.14m in order for it to appear more subservient to the host dwelling. Whilst a greater level of subservience would be preferred, in this instance this is considered to be acceptable. This is due to the proposed development being both set down and set back so therefore appearing somewhat subservient to the host dwelling. As the proposed garage on the ground floor front elevation is set forward 0.8m from the host dwelling at a similar projection to the existing bay window, this results in the proposed first floor of the two storey side extension appearing further set back and more subservient to the host dwelling.

Furthermore, due to the host dwelling being located at the end of the row of architecturally similar dwellings and being set back from the adjacent dwelling at no.125 Guildford Grove, the massing and scale of the proposed development does not appear to be an incongruous feature on the street scene.

Paragraph 5.12 of the Guidelines and Standards for Residential Development SPD outlines how the 'terracing effect' can be avoided which leads houses to be a terrace rather than separate dwellings, therefore harming the character of the property and the area. Whilst the proposed development is situated 0.3m from the shared boundary of curtilage with no.125, it is considered that the terracing effect is avoided within this application. The adjacent dwelling is set forward approximately 2.7m from the first floor front elevation of the proposed development, meaning that it is considered that the terracing effect is avoided and the visual amenity of the street scene will not be harmed.

The proposed development does not harm the existing bin storage arrangements, as the bins are currently stored to the front of the dwelling as a result of the existing attached garage meaning that access between the front and rear of the dwelling is not retained. This is not considered to unduly harm the street scene as most of the surrounding dwellings also store their bins to the front of the property.

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

Policy DM1 of the Council's adopted 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.

The proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the Guidelines and Standards for Residential Development SPD.

The proposed development is situated close to the shared boundary of curtilage with no.125 Guildford Grove. As the applicant dwelling is set back from the adjacent dwelling, the two storey side extension will project past the principal rear elevation of no.125 Guildford Grove. However, the neighbouring dwelling has a two storey rear

extension which has a similar maximum projection as the proposed development, meaning it is considered that the enlargement will not unduly harm the neighbouring occupiers' enjoyment of their rear garden area.

Whilst there is a window located on the side elevation of the neighbouring two storey rear extension, this is not considered to be a principal window, due to the window on the rear elevation leading to the same room. Furthermore, due to the neighbouring property being well set away from the shared boundary of the curtilage and the property's orientation meaning it gains a high level of sunlight to the side and rear of the dwelling, it is considered that the proposed development will not cause any undue harm to the neighbouring occupiers.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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: 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 Location and Site Plan (1)
- Existing Ground Floor (2)
- Existing First Floor (3)
- Existing Elevations (4)
- Proposed Location and Site Plan (5)
- Proposed Ground Floor (6)
- Proposed First Floor (7)
- Proposed Elevations and Roof Plan (8)

And the development shall be carried out in complete 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 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	10/03/2021	Signed: ES
Authorisation	16/03/2021	Signed: EH

Report Author Emily Sykes