

Application Number:	23/01227/HOUS
Location:	78 Kingsway, Middleton, M24 1HN
Proposal:	Single storey rear extension following demolition of existing conservatory.
Applicant:	Mr John Palmer
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?	N

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

Location

This application relates to no.78 Kingsway, a single-storey, semi-detached bungalow in Middleton. The property faces north towards the highway, is directly adjoined to no. 76 Kingsway to the west and is adjacent to no. 80 Kingsway to the east. The property benefits from a front garden and off-street parking as well as a substantial rear curtilage with no direct facing rear neighbours.

Description of Proposal

Permission is sought for a single-storey rear extension following the demolition of the existing conservatory. The extension would project approx. 3.38m from the rear elevation of the original build with a width of approx. 6.07m. It would be characterised by a flat roof with a centralised roof lantern above and parapet walls capped with grey pressed aluminium. The extension would have a maximum height of approx. 3m (including the roof lantern). Fenestration for the development is proposed as a set of 4.74m wide bi-fold doors to the south-facing rear elevation, a window to the east-facing side elevation and a high-level slit window to the west-facing side elevation, which would be approx. 1.73m above finished floor level.

Relevant History

20/00168/HOUS

Erection of front dormer
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours in accordance with local and national policy. No responses were received.

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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy DM1 of the Rochdale Core Strategy requires “*development to be of high quality design taking opportunity to enhance the quality of the area.*” Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must “*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.*”

- ☐ Paragraph 5.1 of the SPD states that all new developments “*should be designed to be in keeping with the host property and generally should be subservient to it.*”
- ☐ The proposed rear extension is of a single-storey form which would appear subservient to the host dwelling.
- ☐ Whilst the proposed flat roof would not necessarily be in-keeping with the main roof form, it is noted that flat roof extensions are a relatively common feature within the street scene. Moreover, the proposed extension would not be visible from surrounding public vantage points. On this basis, it is not considered that the proposed roof form would result in undue harm to the character of the host dwelling or street scene.
- ☐ Materials of the proposed development would be in-keeping with the host dwelling and would be designed appropriately for this context.
- ☐ The proposals would not affect the current bin storage arrangements.
- ☐ 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 adopted Rochdale Core Strategy states development proposals should ensure they “*do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.*”
- ☐ Section 5.5 of the SPD – Guidelines and Standards for Residential Development, states “*it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.*” Section 5.6 notes the following maximum standard for single storey extensions:
 - o “*For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*”
- ☐ Section 5.7 of the SPD explains that “*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.*”
- ☐ The submitted plans show that the proposed extension would have a rear projection of 3.38m and that it would be set in from the boundary of the adjoining property by a distance of 0.45m. This would comply with the requirements of section 5.7 of the SPD as detailed above. In respect of no. 80 the extension would be sited approximately 2.65m from the shared boundary.
- ☐ The proposed single-storey rear extension would comply with the above guidance in relation to nos. 76 and 80 Kingsway and is not considered to result in an undue loss of light or outlook for the neighbouring occupiers.
- ☐ The proposed west-facing side elevation would feature a window which would measure approx. 0.4m to the common boundary with no. 76 Kingsway. However, the plans indicate that this window would be a high-level slit

window with the cill level measuring approx. 1.73m above floor level. On this basis, it is not considered that the proposed west-facing window would result in an undue loss of privacy for the occupants of no. 76 Kingsway.

- ☐ The proposed east-facing side elevation would feature a window which would measure approx. 2.72m to the common boundary with no. 80 Kingsway. However, given the existing boundary screening and the existing relationship between the properties, it is not considered that the proposed window would result in an undue loss of privacy for the occupants of no. 80 Kingsway.
- ☐ Taken as a whole, the proposed development would not result in significant harm to the amenity of the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample 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.
- ☐ 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:
 - Location And Block Plan. Drg no. 259-101
 - Existing Ground Floor Plan. Drg no. 259-102
 - Existing Roof Plan. Drg no. 259-103
 - Existing Elevations. Drg no. 259-104
 - Proposed Site, Block And Location Plan. Drg no. 259-105
 - Proposed Ground Floor Plan. Drg no. 259-106B
 - Proposed Roof Plan. Drg no. 259-107B
 - Existing Elevations. Drg no. 259-108

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 be similar to those specified on drawing number 259-108.

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	10/01/2023	Signed: BM
Authorisation	16/01/2023	Signed: RC

Report Author Bob Melling