

Application Number:	24/00391/HOUS
Location:	8 Wrigley Fold, Middleton, M24 5XA
Proposal:	Erection of single-storey front extension, two-storey side extension, part two-storey/part single-storey rear extension including Juliet balconies, gable feature to existing rear elevation and alterations to fenestration on existing rear elevation.
Applicant:	Mr Ion Chiciorman
Case Officer:	Bob Melling
DETERMINATION DATE 03.07.2024	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 relates to no. 8 Wrigley Fold, a two-storey, detached dwelling in Middleton which is situated towards the end of the cul-de-sac. The application dwelling is adjacent to no.6 Wrigley Fold to the south and no. 10 Wrigley Fold to the north. The front elevation of the dwelling faces nos. 23 and 25 Wrigley Fold and the rear boundary of the curtilage backs onto Knight Crescent.

Description of Proposal

Permission is sought for a single-storey front extension, a two-storey side extension and a part two-storey, part single-storey rear extension. The proposed single-storey front extension would project 1.8m from the existing front elevation and be characterised by a pitched roof. The proposed side extension would project 3m from the existing side elevation, be set flush with the existing front/rear elevations and be designed to match the ridge and eaves height of the original dwelling. The proposed rear extension would measure 4m from the existing rear elevation at ground floor level, with a flat roof design and a cut out corner adjacent to no. 6 Wrigley Fold. At

first floor level, the extension would project 2.75m from the existing rear elevation and feature a dual-pitched roof set down from the main ridgeline. The proposed development would be constructed in materials to match those used in the construction of the original dwelling.

Relevant History

96/D32927 Private Detached Garage - **Grant subject to conditions**

Township/Member comments

N/A

Consultee responses

Highways And Engineering
No objections.

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) – December 2023
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

Amendments were sought to reduce the scale of the proposed rear extension in order to protect the residential amenity of no. 6 Wrigley Fold.

Assessment

Design: DM1 and P3

The proposed two-storey side extension would be designed with the ridge and eaves height of the extension matching those of the original dwelling. In addition, the extension would be set flush with the front elevation of the original dwelling. The SPD requires extensions to generally appear subservient to the host property, as such, in most cases, two-storey side extensions are required to be set back from the front elevation with a lowered ridge height to denote a degree of subservience and to preserve the design of the original dwelling.

However, in this instance, the effect of the proposed extension being set flush with the front elevation with matching ridge and eaves heights would centre the front entrance and the feature gable above the first floor window, providing a degree of symmetry to the front elevation. Whilst it is acknowledged that the extension would not be subservient or preserve the design of the original dwelling, the resulting appearance of the dwelling with the proposed extension is not considered to constitute poor design.

In addition, it is acknowledged that no. 10 Wrigley Fold has constructed a side extension of a similar scale and design to that proposed under the current application. This extension is not considered to cause harm to the character and appearance of the area and the addition of a subsequent extension of similar form would be acceptable.

No concerns are had with the proposed single-storey front extension, which would not appear unduly prominent or out of keeping within its context. The impact of the proposed forward projection is mitigated by the lack of a strong building line and the mixture of house types within the street scene.

The proposed rear extension would appear subservient to the host dwelling. There would be a slightly awkward junction between the roof of the proposed rear extension and the existing detached garage, however this would not be particularly prominent within the street scene. Moreover, whilst the cut out corner is not ideal in design terms, it is noted that this feature was incorporated to reduce the impact of the extension on the adjacent dwelling (no.6 Wrigley Fold). On balance, the design of the proposed rear extension is considered to be acceptable.

The proposed development would be constructed in materials to match the existing which is considered acceptable.

Sufficient space would be retained to the side of the property for the storage of refuse bins in a location that would not be widely visible from nearby public vantage points.

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

The proposed rear extension would accord with the projection limits set by the SPD for both two-storey and single-storey rear extensions as it would not extend beyond either a 30 degree line drawn from a point 2.4m or a 45 degree line drawn from a point 4m along the shared boundaries with nos. 6 and 10 Wrigley Fold measured from the rear elevations of these properties. As such, it is considered that the rear extension would not have an undue overbearing impact upon the rear amenity space and habitable room windows belonging to the neighbouring properties.

Furthermore, the proposed rear extension would not directly face any residential properties within 21 metres to the rear and the first floor windows would not be within 10.5m of the rear boundary of the curtilage, which would accord with the SPD.

The proposed side extension would include a habitable room window to the front which would face towards the front elevations of nos. 23 and 25 Wrigley Fold. There would remain a separation distance of approx. 22m which would accord with the SPD and prevent any undue loss of privacy. The side extension would also include two windows facing towards the side elevation of no. 10 Wrigley Fold. These windows would serve bathrooms which have a primary function of ventilation. As such, a condition is recommended for these windows to be fitted with obscure glazing to prevent any undue overlooking towards no. 10 Wrigley Fold.

Taken as a whole, the proposed development would not result in significant harm to the amenity of any neighbouring properties.

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.

In light of the above, 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 Plan. Dated 29/04/2024.
- Existing Plans. Dwg no. MS15501.
- Existing Elevations And Block Plan. Dwg no. MS15502.
- Proposed Ground Floor Plan. Dwg no. MS15503. Rev 1.
- Proposed First Floor Plan. Dwg no. MS15504. Rev 1.
- Proposed Roof Plan. Dwg no. MS15505. Rev 1.
- Proposed Elevations And Block Plan. Dwg no. MS15506. Rev 2.

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.

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 windows on the side elevation facing north 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 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	17/06/2024	Signed: BM
Authorisation	02/07/2024	Signed: RC

Report Author Bob Melling