APPLICATION NUMBER: 19/00181/HOUS

Application Number:	**19/00181/HOUS**
Location:	63 Uplands Middleton M24 1EA
Proposal:	Single storey rear extension
Applicant:	Mrs Carla Hutchinson
Case Officer:	James Hughes
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)?	**NA**

Location

The application relates to a semi-detached domestic property built in red brick. To the rear is a single storey projecting bay window and to the side is a single storey garage extension with a stepped-height wall. The property is adjoined to 61 Uplands to the north elevation and adjacent to 65 Uplands. 65 Uplands is orientated away from the property by approximately 30 degrees. The rear garden tapers narrower and backs onto the rear garden of 22 Conway Close.

Description of Proposal

The application seeks permission for the erection of a single storey rear extension. It would be built in red brickwork to match the existing house brick. The roof tile will be slate grey plastic roofing tile. The door and window units will be in dark grey UPVC units. The extension will incorporate the existing single storey projecting bay window.

It will have a depth of 4 metres from the back wall of the house which includes the existing projecting bay window. It will cover approximately half the width of the rear elevation of the host dwelling. It would be built with a mono-pitched roof and include one roof light.

Relevant History

N/A

Township/Member comments

Representations

Letters of notification have been sent to neighbouring occupants and no letters of representation 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:

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The proposed extension,by virtue of its size, siting and design, would appear clearly subservient to and in keeping with the character of the host dwelling.

- The proposed mono-pitched roof and materials as well as window surrounds will also contribute positively towards creating a scheme that is in keeping with the original 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

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines and Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance documents states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).'

Paragraph 5.7 goes on to state:

'The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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 of the common boundary. This is illustrated in figures 5 and 6'.

The proposal would accord with the above guidance in relation to 61 Uplands, which has an existing rear extension projecting beyond the point the extension at this property will project. By virtue of its size, siting and design, it is considered that it would not result in any loss of light to, or have any undue impact upon, the amenity of the existing or future occupants of this property.

The proposal is set away from the common boundary with 65 Uplands. The proposal would therefore not exceed the SPD guidelines for projecting distance. 65 Uplands is at an angle of approximately 30 degrees facing towards the garden area of the host property. The extension is to project rearwards from the host property on the side away from 65 Uplands and at its closest point, the extension would be 4 metres from the common boundary with No.65 and the boundary treatment itself would largely screen views from the side facing doors to the garden of No.65. It is considered that the extension would not result in loss of light or privacy and as such, would not have an undue impact on the amenity of the existing or future occupants of 65 Uplands.

The proposal therefore accords 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 from 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:
   - Existing Elevations 1:100 dated 13 February 2019
   - Proposed Elevations 1:100 dated 13 February 2019
   - Location Plan 1:1250 dated 13 February 2019

   And the development shall be carried out in complete accordance with these drawings hereby approved.

Reasons: 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 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	15/03/2019	Signed: JAH
Authorisation	11/04/2019	Signed: AT

Report Author James Hughes