

APPLICATION NUMBER: 24/00095/HOUS

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Location:	91 Hollin Lane, Middleton, M24 5LA
Proposal:	Formation of pitched roof over existing attached garage and hipped roof over existing front porch together with alterations to fenestration on the first floor side elevation - Resubmission of 23/00925/HOUS
Applicant:	Mr & Mrs P. Crux
Case Officer:	Bob Melling
DETERMINATION DATE 08.04.2024	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. 91 Hollin Lane, a two-storey semi-detached dwelling located in a residential area in Middleton. The dwelling is adjoined by no. 91A Hollin Lane to the north-west, adjacent to no. 89 Hollin Lane to the south-east, and faces the highway to the north-east. The rear boundary of the curtilage borders a public footpath. The dwelling benefits from a front and rear curtilage connected externally through the south-east side of the curtilage. It also includes a front porch, attached garage and single-storey rear extension.

The property itself is a post-war semi-detached dwelling with arts and crafts influences; two large double height bay windows form the centrepiece of the front elevation of the pair of dwellings, completed with hanging tile detailing.

Description of Proposal

Permission is sought for the erection of hipped roof forms over the existing attached garage and front porch extensions. To accommodate the proposed development, the

existing first floor side elevation window would be altered. The proposed development would be constructed in materials to match existing.

Relevant History

<u>20/00852/HH42</u>	Prior notification for a single storey extension measuring 4.64m from the rear of the original dwelling (with a maximum height of 3m and height to eaves 2.52m) Prior Approval Not Required
<u>86/D19320</u>	First Floor Extension To Side Of Dwelling Grant subject to conditions
<u>23/00925/HOUS</u>	Formation of pitched roof over existing garage and front porch extension following demolition of existing front porch Refuse for the following reasons: <i>By virtue of its built forms, massing and design, the proposed development would constitute an irregular and incongruous addition to the host dwelling which would result in undue harm to the character and appearance of the host dwelling and surrounding area. The proposed development would not be well-designed and therefore fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.</i>

Township/Member comments

N/A

Consultee responses

N/A

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)
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

- ☐ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proposed formation of hipped roof forms over both the existing attached garage and front porch is considered to improve the visual appearance of the host property through the replacement of the existing flat roof. The proposed roofs would be an appropriate design, with an acceptable height, massing and pitch, including the use of materials to match existing.
- ☐ Moreover, the proposed fenestration is considered to be sized and positioned appropriately.
- ☐ 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.”*
- ☐ Given the scale of the alterations proposed, it is not considered that the development would adversely affect the amenity of neighbouring residents.
- ☐ All habitable rooms would receive sufficient natural light and a sufficient 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 of the Core Strategy, 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:

- Elevations and Plans as existing. Drg no. 1. Rev D
- Ground Floor Plan as proposed. Drg no. 2. Rev D
- Location Plan. Drg no. 3. Rev D
- Site Plan as existing. Rev D
- Site Plan. Rev D
- First floor Plan as proposed. Rev D
- Elevations as proposed. Rev D

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.

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	29/02/2024	Signed: BM
Authorisation	04/04/2024	Signed: RC

Report Author Bob Melling

