

Application Number:	23/00220/HOUS
Location:	317 Manchester New Road, Middleton, M24 1NR
Proposal:	Single storey rear extension and alterations to roof of existing side extension and existing fenestration
Applicant:	Mr John Keane
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	
	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 refers to no. 317 Manchester New Road, a two-storey, semi-detached property located in Alkrington. The application property faces northwest on to the highway, adjoined to no. 319 to the southwest and adjacent to no. 315 to the northeast. To the rear, the ground levels increase in a southeasterly direction, where the rear boundary of curtilage meets the rear gardens of nos. 19 and 21 Greenway.

The property benefits from an existing single storey side extension, off-street parking to the front and a sufficiently sized rear garden.

Description of Proposal

Permission is sought for a single storey rear extension that would project 3m from the existing rear elevation and link with the existing side extension to form a 'wraparound'. The dual-pitched roof over the existing side extension would be replaced with a hipped roof and the existing landing window to the side elevation would be replaced with a window to match the existing bathroom windows.

Fenestration for the development is proposed as two full-height windows and a set of bi-fold doors to the rear elevation to serve the proposed kitchen/dining room and four roof lights.

The development would be constructed in brickwork and roof tiles to match existing.

Relevant History

90/D25144

Single Storey Side Extension To Dwellinghouse

Decision: Grant subject to conditions

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

The plans were amended to replace the proposed render to the extension with brickwork to match existing.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Whilst the dwellings along Manchester New Road are of a similar age and style, they have been variously modified since their completion. The properties generally feature red brick with render or pebble dash at the upper floor and brick quoins. There are a number of properties in close proximity that have extended to the side.

The proposed development would be of an appropriate design, scale and pitch that would appear in-keeping with the surrounding street scene. It would be constructed in a materiality consistent with the host dwelling, with a condition applied to ensure that the materials match in order to promote a satisfactory standard of design.

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 requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The National Planning Policy Framework advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 5.6 of the SPD provides the following guidance for single storey rear extensions; "for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)." The proposed rear enlargement would comply with this guidance and is not considered to result in an undue effect on the residential amenity of the neighbouring dwellings.

The replacement of the existing landing window is not considered to result in any undue harm to the adjacent occupiers. However, in the interests of residential amenity this window should be obscurely glazed and non-opening (below 1.7m above floor level. Additionally, the proposed fenestration to the rear would measure some 20m to the rear boundary of the curtilage which would satisfy the minimum space standards set out in paragraph 4.1 of the SPD.

In respect of occupier amenity, it is considered that sufficient natural light would be provided to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, 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. This permission relates to the following plans:
 - Site Plan and Location Plan. Drg no. A100. Rev 2
 - Existing Plan. Drg no. A101. Rev 1

- Proposed Plans. Drg no. A102. Rev 1
- Existing and Proposed Elevations. Drg no. A103. Rev 2
- Existing and Proposed 3D Visuals. Drg no. A104. Rev 2
- Internal 3D Visuals. Drg no. A105. 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 saved Rochdale Unitary Development Plan, 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, except for the fenestration shown on drawing no. A103, 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. The new first floor window to the side elevation, as shown on drawing no. A103 Rev 2 (Existing and Proposed Elevations) shall be first fitted with obscured glazing and no part of the window that is less than 1.7m above the floor of the room in which it is installed shall be capable of being opened. The window shall be obscurely glazed to a minimum level of 5 on the Pilkington Glass scale (or equivalent) and once installed the obscured glazing shall be retained thereafter.

Reason: In the interests of residential amenity and in accordance with policy DM1 of the 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	25/05/2023	Signed: BM
Authorisation	19/06/2023	Signed: RC

Report Author Bob Melling