

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00168/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 29.04.2025 **EXT OF TIME** 02.05.2025

Address: 53 Kingsway Middleton M24 1LQ

Proposal: Two-storey side, single-storey rear extension following demolition of existing side and rear extensions

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH

DATE: 01/05/2025

SITE

The site is located at 53 Kingsway Middleton. The dwelling is semi-detached with off street parking, front and rear gardens. The dwelling is in a residential area and all the dwellings are of similar design.

The site is located within the Defined Urban Area.

PROPOSAL

The application proposes a two-storey side, single-storey rear extension following demolition of existing side and rear extensions.

The proposed development will provide additional living space and bathroom on the ground floor. An additional two bedrooms will be provided on the first floor.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The SPD sets out that the ground and first floor of the extension should be set back a minimum of 1m. The proposed development is set back 1m and complies with the SPD, the proposed ridge is lower than the existing and this is acceptable. The proposed development is considered subservient to the host dwelling.

The side extension would occupy up most of the space to the side of the house and in other circumstances this may be considered unacceptable in design terms due to the potential for terracing effects. However, it is noted that within the nearby street scene there already examples of similar large side extensions which has already diminished the space between neighbouring dwellings, substantially changing the character of the street. In this context the size and scale of the side extension is considered to be acceptable.

The proposed materials will match the existing.

For the above reasons it is considered that the proposals would comprise a good standard of design and are considered acceptable.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The proposed side extension will have two windows at ground floor level on the side elevation, one window will serve a bathroom and the other a utility room. The windows will not have an impact on occupier amenity.

The two-storey side extension will extend to the boundary of the site, the neighbouring dwelling no.51 has two windows on the ground floor facing towards the boundary, which would somewhat overshadowed by the extension. Planning history for the adjacent house indicates that one of these windows serves a WC, and the other serves an open-plan kitchen-diner occupying the rear half of the ground floor. This part of the building is also served by large windows at the rear elevation which would not be effected by the proposed extension. With this in mind it is considered that the impact on the side-facing windows would be acceptable.

The proposed development will have windows on the front elevation however they will be set further back than existing windows.

The proposed development includes a single storey rear extension, the Guidelines and Standards for Residential Development SPD sets out that, 'For attached properties, a point 3 metres along the common boundary measured from the rear

elevation of the adjoining or adjacent dwelling'. The proposed development complies with this and is therefore considered acceptable. The single storey rear extension will leave sufficient garden space for existing and future occupiers.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will remove the garage, with off-street space for one car remaining. There do not appear to be significant issues with on-street parking on the street, and this arrangement is therefore considered to be acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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 and document:

- Location Plan A3/03
- Proposed Block Plan A3/05
- Proposed Plans and Elevations A1/02

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, the saved Rochdale Unitary Development Plan 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.

Procedure 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.

Report Author Aimee Bovaird