

Application Number:	24/01282/HOUS
Location:	10 Ireby Close Middleton Rochdale M24 4LN
Proposal:	Single storey side extension and alterations to porch
Applicant:	Monika Koszla
Case Officer:	Aimee Bovaird
Recommendation:	

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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).

Amendments

Amended plans have been submitted as part of the application process, these plans consisted of changes to the porch.

Summary of comments from neighbours, consultees and Planning Pane

Letters of notification have been sent out and a site notice has been displayed in the vicinity. No comments have been received.

Assessment

The general location of the extension and its height to eaves and total height would fall within Permitted Development rights, however the width would exceed 50% of the original dwelling, and the loss of a parking space would conflict with the original permission. As such the proposals require planning permission.

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposed development consists of a single storey side extension with a mono-pitched roof. The site is located in the corner of a cul de sac and the proposed development will not result in terracing. The side extension includes a window on the front elevation, this is considered acceptable as it follows the design of existing windows.

The amendments to the porch consist of infilling the porch, this is considered acceptable as it will not extend further than the neighbouring porch.

The proposed materials will match the existing dwelling.

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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed development will have a window in the front elevation, however this will not affect the privacy of homes opposite due to the distances between dwellings.

The side extension will bring built development closer to the neighbouring property to the north west however this would remain within the councils residential standards SPD and would not result in any undue harm.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal would result in the loss of off-street parking facilities to the side of the home. The property was originally permitted under 14/00547/FUL and subsequently amended through 15/00794/VRCON and 17/00454/AM. These permissions required approval of the parking areas and their retention for the parking of vehicles thereafter. This application would seek to override this conditional restriction in respect of 10 Ireby Close.

It is noted that parking restrictions are in place on the surrounding streets through a residents parking permit scheme. Under this scheme the property would appear to benefit from eligibility for a permit allowing parking within the permit scheme area. This would allow for on-street parking which is an arrangement used by other properties in the local area.

Whilst the loss of parking would result in additional on street parking, the area is currently restricted for use by residents and would not in isolation appear to contribute towards any issues of highway safety or highway capacity. As such it is accepted that the loss of parking for this individual property would not give rise to an unacceptable harm.

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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:

Location Plan

Proposed Elevations 24-82-20-002 Rev R6

Proposed Ground and First Floor Plan 24-82-20-001 Rev R7

and the development shall be carried out in complete 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 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 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	19/02/25	Signed: AB
Authorisation	05/03/2025	Signed: RG