APPLICATION NUMBER: 20/01126/HOUS

Application Number:	20/01126/HOUS
Location:	71 Kingsway Middleton M24 1LQ
Proposal:	Single storey rear and side extension following demolition of existing single storey rear extension, with area of raised decking
Applicant:	Mrs Annette Speake
Case Officer:	Elizabeth Maw
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	
	Contrary to previous decision?	**nn**
	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 71 Kingsway in Middleton. It is a semi-detached house located within an established residential area and surrounded by residential properties. The site is designated as being within the Defined Urban Area.

The property is set slightly in from the side boundary, as is the house next door, which leaves sufficient space for a path that leads into the applicant's rear garden and a drive for the house next door. The property is built in red brick with a rendered finished on the ground floor front elevation. The roof is pitched with red pantiles.

At the rear, the property has been extended with a single storey extension. The house has a raised walkway alongside the rear elevation of the extension and steps leading down into the garden. Boundary treatments in the rear garden consist of fencing ranging between about 1.2m to 2m in height. The neighbouring property at No73 has a garage alongside the boundary with the application site. The adjoining neighbor at No69 has a single storey extension.

Description of Proposal

The proposal is to construct an L shaped rear extension although it would be slightly wider than the dwelling house. A raised deck is also proposed. The extension would

project 4.26m alongside the adjoining house and 8.16m on its right side and alongside the garden of No73. The finish is in brick and the roof is flat.

To facilitate the development, the existing single storey rear extension would be demolished.

Relevant History

15/01391/HOUS: Two storey side and rear extension and single storey rear extension (Resubmission of 15/00993/HOUS). Granted 20.01.2016

Consultee responses

Not applicable.

Representations

No representations 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

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 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.

Whilst the proposed extension incorporates a flat roof, it is mainly out of site from the street scene and is considered to be in keeping with the original property, which has an existing flat roof rear extension. The design and position of the extension is considered to be acceptable.

Section 3.12 of the SPD requires residential properties to include sufficient space for bins to be stored away from public view so that there is no detriment to the street scene. The proposed rear extension would prevent external access into the garden although the bins are not currently stored in the garden due to the raised land levels and steps into the garden. Therefore, bins would continue to be stored along the side of the house.

In addition to the above assessment, the height, scale and massing and materials of the proposed extension, are considered to be acceptable to the townscape and to therefore accord with policies DM1 and P3 of the adopted Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

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.

The Rochdale SPD: Residential Standards provides design guide on how to ensure a house extension that would protect nearby occupiers. The SPD sets out guidelines for single storey rear extensions in point 5.5 to 5.7. These allow rear extensions of semi-detached properties to project 3m or allows for a larger extension if it is set away from the common boundary by 45 degrees from 3metres along the common boundary, measured from the rear elevation of the neighbouring property.

The proposed rear extension of the property would have a 4.26m projection alongside the adjoining neighbours boundary. This projection exceeds the 3m permitted projection set out in the Council SPD however the adjoining neighbor has a 4m long extension, which offsets the harm of the additional 1.26m projection. The longer part of the extension on the right side does not encroach into the 45 degree angle.

On the right side, the extension has a projection of just over 8m. This is a long projection alongside a neighbours boundary however as the neighbours house (No75) is stepped in from the boundary by 2m and there is a garage alongside the common boundary then there would be no detrimental impact to residential amenity.

The rear extension proposes windows on the rear elevation. These would look onto the applicants own private garden, therefore no material overlooking would occur to the neighbours that bound the rear boundary.

The extension includes a raised deck alongside the adjoining neighbour. It would be raised approximately 1m off the ground. It is considered appropriate to add a condition for a 1.8m screen to be installed along the left side of the deck in order to

prevent a loss of privacy to the adjoining neighbor. The agent has confirmed their agreement to such a condition. The raised deck and the 1.8m screen is not deemed to be oppressive on the neighbour. A 3d sketch image supplied with the application helps to demonstrate this.

The proposals are therefore not considered to unduly impact upon the amenity of surrounding occupiers and the application is adjudged accordingly to comply with the relevant parts of Policy DM1 of the adopted Core Strategy, the guidance contained within the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of 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:-

   Proposed Site Block and Location Plan (Drawing number 318-05A)
   Proposed Roof Plan (Drawing number 318-07A)
   Proposed Ground Floor Plan (Drawing number 318-06C)
   Proposed Elevations (Drawing number 318-08A)
   3D Sketch Images (Drawing number 318-10A)

   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.

4. Prior to the raised deck coming into use, a 1.8 metre high obscured screen/ fence shall be installed along the west side of the raised deck. It shall be maintained and retained in a satisfactory and obscured condition for the lifetime of the development.

   Reason: In the interest of protecting the privacy of 69 Kingsway, in accordance with policy DM1 of the Rochdale Core Strategy.

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	03.11.2020	Signed: Elizabeth Maw
Authorisation	04.11.2020	Signed: KN

Report Author Elizabeth Maw