

Application Number:	24/00702/HOUS
Location:	16 Dingle Road Middleton Rochdale M24 1NH
Proposal:	Two storey side extension, rear ground floor extension following demolition of existing garage and conservatory
Applicant:	Mr Kasim Hussain
Case Officer:	Aimee Bovaird
Recommendation:	Grant subject to conditions

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) February 2019
National Planning Practice Guidance (NPPG)

Sub – Regional

Places For Everyone PfE
JP-P 1 Sustainable Places

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

Throughout the application process amends were sought to reduce the front elevation of the scheme.

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

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 materials will match the existing dwelling. The proposed first floor of the extension is set back 2m from the front main wall of the house, this complies with the standards set out in the SPD. The eaves and ridge of the proposed extension will match the existing dwelling. This is considered a large extension, however taking into account the existing character of the street scene, it is noted a number of dwellings have had large additions. On balance the proposed development is not considered to result in further harm to the street scene and character of the area so as to warrant refusal of the application.

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 not have a negative impact on the privacy of no.18 Dingle Road as the proposed side elevation will have an obscure glazed window on the ground elevation and no further windows. Both neighbouring dwellings have large rear extensions and the proposed development will not have a negative impact on their light or outlook.

The proposed development will leave sufficient garden space for occupiers. The proposed single storey rear extension will project 3m from the rear elevation, this complies with the SPD and will not have a negative impact on no.14 Dingle Road.

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 proposed development has removed the garage, however there is sufficient off-street parking in relation to the dwelling.

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:

- Proposed Site Plan
- Proposed Ground Floor Plan
- Proposed First Floor Plan
- Proposed Elevations
- Section A-A
- Proposed Roof Plan

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 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	AB	Signed: 19/12/24
Authorisation	LA	Signed: 19/12/24

Report Author Aimee Bovaird