Application Number:	19/00558/HOUS
Location:	30 Ash Street Middleton M24 2HA
Proposal:	Single storey side and rear extension
Applicant:	PAUL BOND
Case Officer:	Neil Harkin
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 30 Ash Street, a two storey, semi-detached dwelling in Middleton. The dwelling is adjoined to 28 Ash Street to the north. The south of the site is a pedestrian walkway and garage plots beyond this. The front elevation of the dwelling stands opposite 31 and 33 Ash Street and the rear boundary of the site is shared with 41 Elm Street.

Description of Proposal

The application proposes the construction of a single storey side and rear extension. The extension would project from the rear elevation of the dwelling by 2475mm and would also project 900mm from the side elevation of the dwelling.

Relevant History

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to surrounding neighbours and 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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would be designed with a pitched roof design, whilst this would not reflect the design hipped roof the original dwelling, the proposed pitched roof would not appear at odds with the original dwelling.

The proposed extension would also be constructed form materials that would match those used in the construction of the original dwelling and therefore would be acceptable.

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

The proposed extension would accord with the projection limit of the SPD as it would not extend beyond a 45 degree line drawn from a point 3m along the shared boundary, measured from the rear elevation of 28 Ash Street. As such it is not that the application would result in an undue overbearing impact upon the occupants of 28 Ash Street.

The proposed extension would also include windows facing towards the rear of 41 Elm Street, however the boundary treatment between these two sites would negate any harmful outlook from these windows.

From assessing the potential outlook on all surrounding neighbours, it is considered that no other dwellings would be significantly impacted upon as a result of the proposal.

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:-

   - Proposed Site and Location Plan – CM189 PL 03
   - Existing Plans - CM189 EX 01
   - Existing Elevations - CM189 EX 02
   - Proposed Plans - CM189 PL 01
   - Proposed Elevations - CM189 PL 02

   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 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.

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	01.07.2019	Signed: NH
Authorisation	11.07.2019	Signed: AT

Report Author Neil Harkin