

APPLICATION NUMBER: 24/01240/HOUS

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Location:	23 Alkrington Hall Road South, Middleton, M24 1NJ
Proposal:	Two storey rear extension to form lower ground floor accommodation and alteration to fenestration to front elevation
Applicant:	Mr Steve Kennedy
Case Officer:	Bob Melling
DETERMINATION DATE 12.02.2025	EXT OF TIME N/A
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	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

This application relates to no. 23 Alkrington Hall Road South, a two-storey, semi-detached dwelling situated on an estate of post war dwellings. The application property is northeast facing towards the highway and adjoins to no. 21 Alkrington Hall Road South to the southeast. The property benefits from a reasonably large rear garden that drops off significantly to the southwest, backing onto the Alkrington Woods Local Nature Reserve with the Alkrington Woods and Rhodes Lodges Site of Biological Importance also abutting the side boundary of the site. The building line on Alkrington Hall Road South is broken to the northwest of the application dwelling by a 50m wooded stretch that provides the main public access from the residential area to the woods.

Description of Proposal

Permission is sought for a two storey rear extension at basement and ground floor level that would project 3.3m from the existing rear elevation. It would be characterised by a lean-to roof with two roof lights. The proposals also include the replacement of the existing single window to the front elevation with a front door. The

development would be constructed from facing brick, concrete roof tiles and uPVC fenestration.

Relevant History

24/00342/HOUS

Single storey side extension and two storey rear extension to form lower ground floor accommodation – **Refuse** for following reasons:

1. The proposed side extension would result in the loss of the mature sycamore tree adjacent to the northern boundary in the short-medium term, which would significantly harm the sylvan character of the surrounding area. The proposal is therefore contrary to Policies P2 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.
2. The proposed development would seek to extend over the root system of the adjacent mature sycamore tree (identified as T2 in the submitted Tree Survey Report by Rainfor's Tree Care, dated 14/5/2021) which is part of the Alkrington Woods and Rhodes Lodge Site of Biological Importance and would result in the likely death of the tree in the short to medium term. Such loss would be detrimental to the wider ecological value of the SBI and is not justified, mitigated or outweighed by other considerations within the application. The proposal is therefore contrary to Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

19/01461/FUL

Single storey side extension including side dormers and two storey rear extension at basement and ground floor level with balcony at first floor – **Refuse** for following reasons:

1. The proposed extensions are considered to be of a poor standard of design through the inclusion of two, side-facing dormer windows and mismatched height to eaves between the rear and side extensions. These features would appear as irregular additions at a prominent siting within the street scene and would result in significant visual harm to the character and appearance of the host dwelling and street scene. The harm to the character and appearance of the street scene would be compounded as the proposed side extension would result in the loss of the mature sycamore tree adjacent to the western boundary in the short-medium term, which would significantly harm the sylvan character of the surrounding area. Furthermore, as a result of the overall scale and rectilinear form, the proposed rear extension would introduce an incongruous form that would be unduly harmful to the character and appearance of the application dwelling, the adjoining semi and the surrounding area. The proposal is therefore contrary to Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
2. The proposed development would seek to extend over the root system of the adjacent mature sycamore tree (identified as T2

in the submitted Tree Survey Report by Rainfords Tree Care, dated 14/5/2021) which is part of the Alkrington Woods and Rhodes Lodge Site of Biological Importance and would result in the likely death of the tree in the short to medium term. Such loss would be detrimental to the wider ecological value of the SBI and is not justified, mitigated or outweighed by other considerations within the application. The proposal is therefore contrary to policy G7 of the adopted Core Strategy and the National Planning Policy Framework.

3. By virtue of its siting, size and design, and the proposed rear balcony, the proposal would harm the amenity of the occupiers of no.21 Alkrington Hall Road South due to a loss of light, overlooking, and overbearing impact to the rear facing habitable room windows and outdoor amenity space. As such, the proposed development is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

Tree Officer

No comments received at time of writing.

Representations

Letters of notification were sent to surrounding properties and one objection was received. The objection raised the following concerns:

- Loss of light

Officer's response: This is addressed in the 'Residential Amenity' section of the report.

- Impact on building line

Officer's response: The extension is to the rear of the host dwelling and would not impact the building line, which is the line formed by the frontages of buildings along a street.

- Impact on Alkrington Woods Valley as an area of Special Scientific Interest

Officer's response: The proposed extension is not considered to have a harmful impact on any trees on the site or within the adjacent woodland.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1	Sustainable Places
JP-G2	Green Infrastructure Network
JP-G7	Trees and Woodland

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
NE/2	Designated Sites of Ecological and Geological / Geomorphological Importance

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
G6	Enhancing Green Infrastructure
G7	Enhancing the value of biodiversity and geodiversity
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

N/A

Assessment

Impact on Character and Appearance

Policies DM1 and P3 of the Council's adopted Core Strategy (CS) require development proposals to demonstrate high quality design. CS policy P2 seeks to enhance character and landscape by requiring new development to integrate successfully with the key natural features of the borough.

Following the refusal of the previous application (ref: 24/00342/HOUS), the proposals have been reduced in scale and now include only the rear extension. This extension would have an acceptable design that would be in keeping with the host property. Further, the replacement of the existing single window to the front elevation with a door would be in keeping with the neighbouring properties.

The site adjoins the Alkrington Woods Local Nature Reserve (LNR) and the Alkrington Woods and Rhodes Lodge Site of Biological Importance (SBI); a corridor of mature woodland which broadly follows the course of Boardman Brook, extending from Manchester New Road in the southeast. The mature trees which comprise this area are visible between dwellings on the southern side of Alkrington Hall Road

South and make a positive contribution to the street scene. Paragraph 136 of the NPPF acknowledges that trees make an important contribution to the character and quality of urban environments. The rear of the garden is allocated under policy NE/2, the proposal would not however encroach onto this allocation.

The side extension proposed under the previous application has been removed and this would ensure that the development is no longer within the Root Protection Area (RPA) of the mature sycamore identified as T2 on the submitted Tree Protection Plan. While the tree survey suggests that the lateral pruning of overhanging branches would be required, it is considered that this would result in minimal harm to the amenity value of the tree. Therefore, the proposals are considered to protect the sylvan character and appearance of the street scene.

In light of the above, the proposed extension would have an appropriate design and an acceptable impact on the character and appearance of the surrounding area, in accordance with CS policies DM1, P2 and P3 and paragraph 136 of the NPPF.

Residential Amenity

Paragraph 135 of the NPPF 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.

Section 5.5 of the SPD states that it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers. Section 5.6 sets out the maximum projection for single storey rear extensions to attached properties as 'a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling.' Section 5.7 states that 'if the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.'

The proposed rear extension would project 3.3m along the common boundary shared with the adjoining property at both ground and lower ground floor levels. While it is acknowledged that the physical form of the proposed extension is two-storey, for the purposes of this assessment the projection limits of section 5.6 are to be applied as it is not considered that the lower-ground floor level at the adjoining property comprises habitable accommodation through the absence of any windows and only an external door.

The extension would be set in from the common boundary with the adjoining property by approximately 0.24m, resulting in an exceedance of the limits of section 5.6 by approximately 0.06m. Whilst this was considered a reason for refusal under a previous application (ref: 19/01461/FUL), it should be noted that the extension proposed under the previous application had a height to eaves of 5.730m with a 1.7m privacy screen above, resulting in an effective maximum height of 7.43m against the common boundary.

The extension proposed under the current application would have a height to eaves of 5m with a pitched roof above which would have a maximum height of 6.28m. Given the reduction in overall height, the marginal exceedance of 0.06m and the location of the extension to the north of adjoining property, it is not considered that the proposal would harm the residential amenity of the existing and future occupiers

of no. 21 Alkington Hall Road South, in accordance with the requirements of CS policy DM1, the SPD and the NPPF.

Trees and Ecology

The application site is partly located within an area of ecological and geological/geomorphological importance, as defined by Saved UDP Policy NE/2. However, this designation relates only to the bottom part of the rear garden and the proposed extension would not encroach this area.

Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Paragraph 187 states that the planning system should contribute to and enhance the natural and local environment by minimising impacts and providing net gains for biodiversity.

The previous application (ref: 24/00342/HOUS) was refused due to the impact of the side extension on an adjacent mature sycamore. However, the proposals have been amended so that the extension is now only to the rear of the host dwelling. This would ensure that the development is outside the RPA of the sycamore, thus minimising the risk of its loss.

It was acknowledged under the previous application that the base of the crown of the tree overhangs the application property and would benefit from pruning, therefore it is not considered that the pruning of overhanging branches would result in undue harm to the ecological and amenity value of the tree.

Providing the Arboricultural Method Statement (AMS) is implemented as regards groundworks and the construction of footings, it is considered that the development would be possible without causing undue harm to tree roots.

As such, the proposal would have an acceptable impact on adjacent trees, in accordance with CS policy G7 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:

Site Location Plan

01 – Existing Elevations and Site Plan

02 – Existing Floor Plans

03 – Proposed Elevations. Rev A

04 – Proposed Sub, Ground and First Floor Plan. Rev A

05 – Proposed Roof and Site Plan. Rev A

08 – Existing and Proposed Site Plan. Rev A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with details provided within the materials section of the submitted application form unless otherwise approved in writing by the Local Planning Authority.

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. The development hereby approved shall be undertaken in accordance with the tree protection measures set out in the 'Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement' produced by Robert Rainford Bsc. (Hons.) MArborA dated 26/11/2024.

Reason: In order to protect the existing trees adjacent to the site in the interests of the amenities of the area and in accordance with policy G7 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	16/01/2025	Signed: BM
Authorisation	28/01/2025	Signed: RC

Report Author Bob Melling