

APPLICATION NUMBER: 24/00036/HOUS

Application Number:	24/00036/HOUS
Location:	2 Greengables Close, Middleton, M24 5TG
Proposal:	Erection of single storey rear extension
Applicant:	Mr & Mrs Altabtabiee
Case Officer:	Bob Melling
DETERMINATION DATE 05.06.2024	EXT OF TIME
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, sub-regional and local policies 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 any 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

Places for Everyone Joint Development Plan (PfE)

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

An amendment was sought to reduce the depth of the extension by 0.8m.

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 design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE 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	✓

Paragraph 5.6 of the SPD provides the following maximum standard for single storey rear extensions to attached properties. It states “*for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*” Paragraph 5.7 explains 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.

In relation to no. 111 Martindale Crescent, the proposed extension would exceed the above guidance by approximately 0.18m. Whilst not ideal given that the proposed extension would be located directly to the south of no. 111, it is noted that the patio doors to the rear of no. 111 are positioned centrally within the rear elevation, approximately 1.64m from the common boundary. Moreover, the proposed roof would be hipped away from no. 111. On balance, it is not considered that the proposal would result in an undue loss of light or outlook for the occupiers of no. 111 Martindale Crescent.

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

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

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:

- Floor Plan & Elevations as Existing. Drg no. 10866.01. Rev P1
- Floor Plan & Elevations as Proposed. Drg no. 10866.02. Rev P1

and the development shall be carried out in 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, 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 drawing number 10866.02 revision P1 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, the Places for Everyone Joint Development Plan 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	01/05/2024	Signed: BM
Authorisation	20/05/2024	Signed: RC

