

APPLICATION NUMBER: 24/01069/HOUS

Application Number:	24/01069/HOUS
Location:	47 The Heath Middleton Rochdale M24 1TE
Proposal:	Two storey rear extension and alterations to fenestration on the side elevation
Applicant:	Patricia Williams
Case Officer:	Hamish Rigg
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

The application relates to 47 The Heath; a two storey end of terrace property in Middleton. The Heath is part of an ex council estate made up of houses of a corresponding design and material palette. Generally the houses are arranged into short terrace rows and appear 'back-to-front', with the rear gardens being adjacent to the pavement and public highway.

No. 47 faces east, overlooking a short front yard and the pavement. It adjoins no. 45 to the north and is flanked by the pavement to the south. The rear of the property faces west, overlooking a garden which fronts the public highway on 'The Meadows'. The rear acts as the main vantage point of the property and could be considered the principle elevation.

Description of Proposal

Permission is sought for a single-storey rear extension with a lean to roof, a skylight, a single window, and a side access door. Proposed materials include grey brick, concrete roof tiles and white UPVC fenestration.

The extension would measure 1.8m (depth) X 4.4m (width) X 2.7m (eaves height) X 3.5m (maximum height).

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 07/11/2024; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
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

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

Reduced from two-storey rear extension to single-storey.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

In light of the above, the main consideration is the impact of the development on the character and appearance of the street scene, on The Meadows. The rear elevations, of the applicant property and adjoining terrace, form the principle elevations overlooking The Meadows. In addition, they have a strong, flush building line. As such, any addition to the rear has the potential to appear incongruous, given its prominent and exposed position. For this reason, the applicant was advised to amend the original proposal for a two-storey rear extension.

Following the amendments, the proposed single-storey rear extension is considered to be a modest addition to the host dwelling, and would not be imposing or incongruous in its appearance. In addition, the lean to roof and matching materials would complement the host dwelling and adjoining houses. Therefore, whilst it would not be consistent with the existing building line fronting The Meadows, the proposed extension would not be especially harmful to the character and appearance of the street scene. 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed extension would satisfy the requirements of paragraphs 5.6 and 5.7 of the SPD which establish a maximum projection for single-storey rear extensions. By virtue of its compliance with the SPD, the proposed extension is not considered to have an adverse impact on residential amenity through overshadowing, reduced outlook, or loss of privacy. It is therefore acceptable in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the current parking arrangements and is therefore acceptable in accordance with policies T2 and DM1.

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 elevations, site plan, floor plan, location plan: TH-R00-EX-101

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 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	19/12/2024	Signed: Hamish Rigg
Authorisation	20/12/2024	Signed: Ryan Killeen

Report Author Hamish Rigg

