

Application Number:	24/01101/HOUS
Location:	26 Home Drive, Middleton, M24 1NB
Proposal:	Part two storey/part single storey side and single storey rear extensions including roof lights, following demolition of existing outbuilding
Applicant:	Mr and Mrs Khan
Case Officer:	Bob Melling
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)

JP-P1 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

N/A

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	✓

Although the proposed first floor side extension would not fully comply with the guidance contained within Section 5.11 of the SPD regarding the 'terracing effect', it is not considered that a terracing effect would result from the proposed first floor side extension. The adjacent dwelling, no. 28 Home Drive, benefits from a two-storey side extension set flush with the main front wall. The proposed first floor extension would be set back 0.9m behind the main front wall with the ridgeline set down accordingly. Given the approximate 0.5m gap to the boundary and the proposed setback, it is considered that there would be a sufficient visual break between the application property and no. 28 Home Drive. This would preserve the character of the street scene and is considered acceptable. Further, the application property is on slightly higher ground than no. 28, which further emphasises the visual break.

The design of the proposal is therefore acceptable on balance and accords with CS Policies DM1 and P3, PfE Policy JP-P1, 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 proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
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Parking provision	✓
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The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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:

- Location Plan. Dated 07/11/2024
- Existing Site Block And Location Plans. Dwg no. 900-01
- Existing Ground Floor Plan. Dwg no. 900-02
- Existing First Floor Plan. Dwg no. 900-03
- Existing Roof Plan. Dwg no. 900-04
- Existing Elevations. Dwg no. 900-05
- Proposed Site Block And Location Plans. Dwg no. 900-06
- Proposed Ground Floor Plan. Dwg no. 900-07A
- Proposed First Floor Plan. Dwg no. 900-08
- Proposed Roof Plan. Dwg no. 900-09
- Proposed Elevations. Dwg no. 900-10

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 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, policy JP-P1 of the Places for Everyone Joint Development Plan 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	12/12/2024	Signed: BM
Authorisation	18/12/2024	Signed: RC

Report Author Bob Melling