

Application Number:	22/01547/HOUS
Location:	4 Rookway, Middleton, M24 1EB
Proposal:	Two storey side and rear extension, first floor rear extension, side dormer and alterations to fenestration on front, side and rear elevations – Resubmission of 21/01702/HOUS
Applicant:	Michelle Smithies
Case Officer:	Bob Melling
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 refers to no. 4 Rookway, a two storey, semi-detached dwelling located in a residential area in Middleton. The dwelling is constructed of white pebble dash render, brown roof tiles and white UPVC windows and doors.

Description of Proposal

Permission is sought for a two storey side extension that projects 2m from the side elevation of the existing dwelling. The extension accommodates an additional utility room, bathroom and study.

A two storey and first floor rear extension joining to the existing single storey outrigger. The extension has an obscurely glazed first floor window on the rear elevation.

A side dormer extension with a gable roof that accommodates an en-suite. The dormer window is obscurely glazed.

The front door is to be relocated to the front elevation fronting the highway and the proposed materials include the use of render, brown roof tiles and UPVC windows and doors to match those evident on the existing dwelling.

Relevant History

21/01702/HOUS Two-storey side extension, single-storey rear extension, side dormer and alterations to fenestration on front, side and rear elevations

Decision: Grant subject to conditions.

22/01456/ANM Non material amendment to planning permission 21/01702/HOUS for alteration to roof of the two-storey side and rear extension and alteration to fenestration on all elevations

Decision: Withdrawn.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the surrounding neighbours. No letters of representation were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF)
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

N/A

Assessment

Design: DM1 and P3

- ☐ Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.
- ☐ Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it.
- ☐ It should be noted that planning permission for a similar development has already been approved for the two storey side extension and side dormer. The main difference with this proposal is that the application now proposes a two storey rear extension rather than the previously proposed single storey extension.
- ☐ The proposal includes the use of materials to match those of the host dwelling and is considered to be in keeping in this regard. Whilst the two storey side extension is not set down from the existing ridgeline, the extension appears subservient to the existing steeply pitched roof frontage.
- ☐ The two storey rear extension is of an acceptable scale with a gable roof that is set down from the existing ridgeline, however it does detract from the character of the host dwelling because it removes the steeply pitched roof to the rear which forms a distinctive local style along Rookway.
- ☐ However, given that this aspect of the design is situated to the rear, it is not considered to be an unduly harmful detraction from the character of the dwelling, particularly when viewed from the public realm.
- ☐ The proposed side dormer adheres to the principles outlined in section 5.17 of the SPD and is considered to be an acceptable addition to the dwelling.
- ☐ The relocation of the front door is not considered to result in undue harm to the visual amenity of the street scene as there remains a clear distinction with the adjoining property.
- ☐ Access between the front and rear is retained, meaning bins can be stored out of public viewpoint and in accordance with section 3.12 of the SPD.
- ☐ 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

- ☐ Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ The proposed rear extension features a window (first floor) that measures 7.5m to the facing boundary of curtilage. The submitted plans indicate that

this window would be obscurely glazed and this has been conditioned in order to minimise any potential harm to the neighbouring amenity.

- ☐ The proposed two storey side extension faces the side elevation of no. 6 Rookway at a distance of some 4.8m.
- ☐ Under the previous application (ref: 21/01702/HOUS), the windows on the first floor side elevation were amended to be obscurely glazed and a condition was applied to retain the obscure glazing thereafter. The same condition has been applied to the current application in order to minimise the impact on the adjacent occupiers.
- ☐ Given the above, it is not considered that the proposed fenestration would result in an unacceptable loss of privacy for surrounding occupiers.
- ☐ The rear projection is in accordance with the requirements of sections 5.9 of the SPD and is not considered to be overbearing or to overshadow surrounding neighbours.
- ☐ The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.
- ☐ In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers 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. The permission relates to the following plans:
 - Existing Plans. Drg no. CM319 EX 01
 - Proposed Plans. Drg no. CM319 PL 01c
 - Existing Elevations. Drg no. CM319 EX 02
 - Proposed Elevations. Drg no. CM319 PL 02c
 - Location Plan, Existing and Proposed Block Plan and Site Plan. Drg no. CM319 PL 03

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 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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order

following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the west facing side elevation and north facing rear elevation on the first floor shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	12/01/2023	Signed: BM
Authorisation	02/02/2023	Signed: RC

Report Author Bob Melling