Application Number:	**19/00611/HOUS**
Location:	49 Worcester Road Middleton M24 1PA
Proposal:	Two storey side and single storey rear extensions
Applicant:	Mrs Karina Devlin Burns
Case Officer:	Osian Perks
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**

Location

This application relates to a semi-detached property built in red brick with concrete tiles to roof and UPVC windows throughout. The property is sited within a residential area of Middleton.

Description of Proposal

Planning permission is sought for the following:

- The erection of a two storey side extension.
- The erection of a single storey rear extension

Relevant History

N/a

Township/Member comments

None received.

Representations

None received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

Amended plans have been received showing a bin store to the front of the extension and the relocation of the ground floor window to the front elevation of the extension.

Assessment

Design: DM1 and P3

The proposed extension would be built with a front elevation recessed back from that of the application property and a ridge height lower than that of the application property. These elements of the proposed two storey side extension ensure that it appears subservient to the application property.

By virtue of its low height the proposed single storey rear extension would also appear clearly subservient to the application property.

The proposed two storey side extension would be built with a hipped roof, reflecting the design of the application property. The proposed single storey rear extension would be built with pitched roof. Both extensions would be built in materials matching those of the application property.

In light of the above, by virtue of their design, it is considered that the proposed extensions would appear as sympathetic additions to the application property.

To ensure that a 'terracing effect' does not arise as a result of two storey or first floor side extensions being built close to shared side boundaries, the Guidelines & Standards for Residential Development Supplementary Planning Document dictates that where a side extension is within 1 metre of the shared boundary, the front elevation of the side extension should be set back 2 metres from the front elevation of the main house at first floor level or the extension should be set back 1 metre from the front elevation of the main house at both first floor and ground floor level.

The proposed extension would accord with the above guidance in relation to the terracing effect.

Guidance contained with the Guidelines and Standards for Residential Development SPD advises that waste bins should be screened from public view in order to protect the visual amenity of the street scene. A bin store is proposed to the front of the property and it is considered that this would adequately screen the waste bins associated with the property.

In light of the above, it is considered that the proposed development would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

The proposed two storey side extension would be positioned within close proximity to the side facing, first floor landing window, first floor bathroom window and glazed ground floor kitchen door of the neighbouring No.47 47 Worcester Road. Given that the bathroom and landing are non-habitable rooms, it is considered that the impact of the extension upon these rooms would not be unacceptable.

The glazed kitchen door only functions as a secondary window with the main kitchen window located to the rear. As such, it is considered that a loss of light/outlook to/from this window would not warrant the refusal of this application.

The proposed single storey rear extension would only extend approximately 1.2m beyond the rear elevation of the neighbouring properties. It would therefore accord with the guidance contained within the *Guidelines and Standards for Residential Development Supplementary Planning Document*. By virtue of its depth and overall size, it is considered that the erection of the proposed single storey rear extension would not result in an unacceptable loss of light to or have an unacceptably overbearing impact upon the neighbouring No.47 Worcester Road.

In light of the above, it is considered that the proposed development would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy.

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 Ground Floor Plan (DWG NO.172-07C)
   Proposed First Floor Plan (DWG NO.172-08B)
   Proposed Site and Location (DWG NO.172-06B)
   Proposed Elevation (DWG NO.172-10C)
   Existing Site and Location Plan (DWG NO. 172-01)
   Existing Elevation (DWG NO.172-05A)
   Existing Ground Floor Plan (DWG NO.172-02)
   Existing First Floor Plan (DWG NO.172-03)
   Existing Roof Plan (DWG NO.172-04)

and the development shall be carried out in complete 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. The extension hereby permitted shall not be brought into use until the bin store has been constructed and made available in accordance with the approved drawing Proposed Elevations (DWG NO.172-10C); Proposed Site Plan and Location Plan 172-06B and Proposed Ground Floor Plan (DWG NO.172-07C). The bin store shall be retained in accordance with the approved plan at all times thereafter.

   Reason: In the interests of visual amenity and in compliance with the Rochdale Core Strategy policy DM1, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' 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	01/08/2019	Signed: OP
Authorisation	02/08/2019	Signed: DR

Report Author Osian Perks