APPLICATION NUMBER: 19/00466/HOUS

Application Number:	19/00466/HOUS
Location:	106 Kingsway Middleton M24 1HN
Proposal:	Single storey rear extension following demolition of existing extension; new front porch with dual pitched roof following demolition of existing porch; removal of window to side elevation; application of render to all elevations and part excavation of rear garden along with erection of retaining wall.
Applicant:	Mr Graham Jones
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 single storey property sited within a residential area of Middleton. It is built in red brick with a porch to front and a flat roofed single storey extension to the rear. Immediately to the rear of the existing rear extension, the rear amenity space increases in height considerably.

Description of Proposal

This application seeks permission for the following:

- The erection of a front porch.
- The erection of a single storey rear extension, replacing the existing extension.
- Removal of window to side elevation of the existing property.
- The application of render to all elevations.
- The part excavation of rear garden and the erection of a retaining wall.

Relevant History

80/D11283- Front Porch. Grant subject to conditions.

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

n/a

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

None Applicable

Assessment

Design: DM1 and P3

The proposed porch would be built with a dual pitched roof reflecting that of the application property. It would appear more sympathetic to the design of the original dwelling house than the existing flat roofed porch.

The existing single storey extension would project approximately 3.1m and would be be built with a dual pitched roof, reflecting the design of the application property.

By virtue of its nature and scale, the proposed removal of a window from the side elevation of the application property is not considered likely to adversely impact upon the character and appearance of the application property.

Within the existing street scene the exterior of nearby properties varies considerably. Properties are clad in stone, render and both red and buff brick are present. In this context, it is considered that the proposed application of render may be appropriate, however details of this should be submitted.

Due to its small scale and the low height of the retaining wall, the part excavation of the garden along with the erection of the retaining wall would not significantly impact upon the character of the application property or the wider area.

Amenity: DM1 and SPD

By virtue of its small size and siting in relation to neighbouring properties, the proposed front porch would not result in a significant loss of light to or have an overbearing impact upon the occupants of the neighbouring properties.

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).'

Paragraph 5.7 goes on to state:

'The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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. This is illustrated in figures 5 and 6'.

The extension would accord with the above guidance. By virtue of the extension's size, siting and design, its erection would not result in a significant loss of light to or have an overbearing impact upon the occupants of both the neighbouring No.104 and No.108 when viewed from their rear facing windows or rear amenity space.

By virtue of its nature and size, the proposed part excavation of the rear amenity space and erection of the retaining wall would not significantly, adversely impact upon the amenities of the neighbouring occupiers.

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
    - Proposed Elevational Drawings and Floor Plans (submitted: 17/06/2019)
    - Existing Elevation Drawings and Floor Plans
    - Existing Site Plan
    - Proposed Site Plan (submitted: 17/06/2019)
    - Retaining wall Elevational Drawing (submitted: 17/06/2019)

    and the development shall be carried out in complete accordance with the approved drawings.

    Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy and National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

    Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

	Date	**Officer**
Report Completed	18/06/2019	Signed: OP
Authorisation	18/06/2019	Signed: AT

Report Author Osian Perks