

Application Number:	22/01479/HOUS
Location:	44 Kingsway, Middleton, M24 1LS
Proposal:	Single storey rear extension and alterations to existing front and side fenestration
Applicant:	Mr & Mrs Watson
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 relates to no. 44 Kingsway, a two storey, semi-detached dwelling fronting Kingsway, in Alkrington, Middleton. The property lies along a row of semi-detached dwellings which are bounded by Crow Hill South to the west and Manor Road to the east, with their rears backing onto a row of houses fronting Beech Walk.

Both the application property and that attached (no. 42) incorporate two storey outriggers to the rear which are identical in size including width and depth as well as design and appear to be an original feature of both dwellings. Both are also set away from the common boundary by just over 3m. This boundary is formed by waney-lap fencing which is approximately 1.8m high, although it appears shorter when viewed from the side of the application property by virtue of the existing (slightly) raised platform that has been constructed to create a level access owing to the fall in levels within the garden. No. 42 has erected a brick-built extension that infills the area created by the two storey outrigger and abuts the common boundary with no. 44.

A garage is also present in the rear garden of the subject property. It lies within 1.5m of the rear of the property and is constructed alongside the common boundary with no. 46 Kingsway.

Description of Proposal

Permission is sought for a single storey brick-built extension to the southwest corner of the dwellinghouse. It infills the area created by the two storey outrigger and

adjoins the existing extension to the rear of no 42. It occupies a footprint of approximately 3.4m in depth by 3.2m in width, with a flat roof and parapet wall of approximately 4m in height. The proposed rear wall sits flush with the existing rear wall of the outrigger and features 4.8m wide bi-fold doors. The plans indicate alterations to the existing fenestration, with a new front door and glazed surround and several minor alterations to the fenestration on the side elevation facing no. 46.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the neighbouring properties, no representations were received relating 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.
- ☐ The proposed single storey rear extension would be appropriately sited, with a proportionate scale and a material palette consistent with the design language of the host dwelling.
- ☐ Whilst the flat roof with parapet wall would not reflect the existing roof form, this aspect of the design is to the southwest corner of the dwelling, which is not visible from the public highway.
- ☐ The alterations to the existing fenestration would utilise matching materials and are not considered to detract from the character of the host dwelling.
- ☐ In light of the above assessment, it is considered that the proposed extension would accord with Policies P3 and DM1 of the Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.

Amenity: DM1 and SPD

- ☐ To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards that all developments should adhere to:
 - (i) *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
 - (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;*
 - (iii) *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.*
- ☐ The proposed fenestration to the rear elevation would be at a ground floor level and measure 15m to the rear boundary of curtilage. Therefore, the proposed fenestration is not considered to result in an undue loss of privacy to the neighbouring rear windows and garden.
- ☐ Further to this, the minor alterations to the existing fenestration on the front and side elevations are not considered to result in an undue loss of privacy beyond that which already exists.
- ☐ Paragraph 5.6 of the SPD provides the following maximum standard 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)."*

- ② The rear extension fills the gap between an existing extension on the adjoining house and two-storey outrigger on the subject property, thereby resulting in very limited harm to neighbouring occupiers.
- ② The plans confirm the provision of adequate natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.
- ② In light of the above assessment, the extension would not unduly impact on the amenity of the occupants of neighbouring properties 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:
 - PL01 Existing and Proposed Drawings. Rev A
 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

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	23/01/2023	Signed: RC

