

Application Number:	23/01228/HOUS
Location:	246 Rochdale Road, Middleton, M24 2GH
Proposal:	Part single storey/part two storey rear/side extension including gable roof to existing two storey side outrigger, alterations to fenestration on all elevations, removal of one existing chimney, reduction/alteration of second chimney and formation of vehicle access including dropped kerb following demolition of existing conservatory and rear bay window
Applicant:	Miss Georgoa Cunnelly
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

This application relates to no. 246 Rochdale Road, a two-storey semi-detached dwelling located in North Middleton. The dwelling faces northwest towards the highway, adjoining no. 244 Rochdale Road to the southwest with no. 248 Rochdale Road adjacent to the northeast. The dwelling benefits from a front and rear curtilage connected externally through the northeast side of the curtilage. The rear garden backs onto a densely wooded area that forms part of a wider area designated as a Greenspace Corridor.

Description of Proposal

Permission is sought for a part two-storey, part single-storey side and rear wraparound extension that would adjoin the existing two-storey side outrigger and include the formation of a dual-pitched roof over both the proposed extension and the existing outrigger. The proposed roof would form a continuation of the original gable roof and include feature timber paneling on the gable elevation. The proposals include the formation of a vehicular access including a dropped kerb, alterations to the existing fenestration on all elevations, the removal of an existing chimney stack

and the reduction in size of another. Materials for construction are proposed to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

(Updated response sent on 31/01/2024 following submission of amended plans).

Thank you for your request for further comments.

I can confirm the amended plans with additional detail have answered our concerns adequately.

We are content that vehicles can leave and return to the Highway in a forward gear.

We are satisfied the installation of the dropped kerb will be done through the appropriate process.

We have no further objections to this application.

Representations

None received

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

An amendment was sought to remove the raised decking to the rear in order to avoid an undue loss of privacy for the adjoining occupiers. The decking was removed and steps proposed leading down from the proposed rear extension and onto the existing paved patio area.

A further amendment was then sought to include the formation of a vehicular access including a dropped kerb following concerns raised by the Highways department.

Assessment

Design: DM1 and P3

- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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 in general.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ❑ Notwithstanding the lack of subservience demonstrated by the proposed roof over the side extension, which would sit level with the eaves and ridgeline of the main roof, the proposed side and rear extensions would be of a proportionate scale that would not overwhelm the character of the host dwelling. It is accepted that to provide subservience and prevent future terracing, applications for two storey side extensions would normally be required to provide a front set back and a reduced ridge line. However, it is recognised that in this instance, such measures would not be possible and a reduced ridgeline would require a different angle of pitch to the roof which would sit awkwardly against the host property.
- ❑ Given the visual harm caused by the flat roof design of the existing side extension, it is considered that the proposed dual-pitched roof would be an improvement on the existing flat roof, which corresponds poorly with the main roof design to the detriment of the character of the host dwelling and the street scene. On balance, it is considered that the proposed roof would be an acceptable addition that would be in-keeping with the host dwelling despite not featuring design features to achieve subservience.
- ❑ The proposed rear extension is of a single-storey form which would appear subservient to the host dwelling.
- ❑ Whilst the proposed development would result in the loss of some original features, notably the box bay window to the rear (although it is unclear whether this is original) and the existing chimney stack to the side, it is not considered that the loss of these features would unduly detract from the character of the host dwelling and the street scene.
- ❑ Overall, it is considered that the proposed development would reflect the design language of the host dwelling relatively successfully and retain the existing proportionality in its design. The use of matching materials and appropriate fenestration type, size and placement further compounds this

consideration. A condition is proposed to ensure the use of matching materials in the construction of the extension in order to promote a satisfactory standard of design.

- ☐ The proposals would not affect the current bin storage arrangements, which are acceptable by virtue of being to the rear of the host dwelling and out of public view.
- ☐ 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 adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ In particular, section 4.1 of the SPD states the following minimum space standards for development proposals:
 - o *“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.”*
- ☐ Additionally, section 5.5 states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* Section 5.6 notes the following maximum standard for single storey extensions:
 - o *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- ☐ The proposed two-storey side extension would sit flush with the existing rear elevation and does not directly face any properties to the rear. It would not project beyond the rear elevations of the adjoining property, no. 244 Rochdale Road, and the adjacent property, no. 248 Rochdale Road. The proposed side elevation would measure some 6m to the facing side elevation of no. 248 Rochdale Road. The facing side elevation of no. 248 Rochdale Road contains a window to serve the stairway, a window to serve the ground floor W/C and a window to serve the first floor en-suite. Therefore, it is not considered that the proposed side extension would impede the levels of light and outlook currently experienced by any principal windows to habitable rooms.
- ☐ The proposed single-storey rear extension would accord with Section 5.6 of the SPD in relation to nos. 244 and 248 Rochdale Road.
- ☐ Taken as a whole, the proposed development would not result in significant harm to the amenity of the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that ample garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The submitted plans confirm the formation of an appropriate vehicular access, the provision of two off-street parking spaces and the ability for vehicles to enter and return to the classified highway in a forward gear.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

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:

- Location Plan. Submitted on 04/01/2024
- Existing Site Plan. Submitted on 09/01/2024
- Proposed Site Plan. Submitted on 09/01/2024
- Existing Floor Plans and Elevations. Drg no. 3331-01
- Proposed Floor Plans , Elevations and Sections. Drg no. 3331-02. Submitted on 09/01/2024

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 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	02/02/2024	Signed: BM
Authorisation	08/02/2024	Signed: RC

Report Author Bob Melling