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|----------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | 23/00068/HOUS                                                                                                 |
| <b>Location:</b>           | 18 Ash Walk Middleton M24 1JY                                                                                 |
| <b>Proposal:</b>           | Two-storey side extension, following demolition of existing detached garage and single storey side extension. |
| <b>Applicant:</b>          | Mr Vincent Kelly Lubek developments                                                                           |
| <b>Case Officer:</b>       | Hamish Rigg                                                                                                   |
| <b>Recommendation:</b>     | <b>Grant subject to conditions</b>                                                                            |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |          |
|-------------------|-----------------------------------------------------------------------------|----------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>N</b> |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N</b> |

### **Location**

The application relates to 18 Ask Walk, Middleton, a two-storey detached property. Ash Walk and the surrounding streets comprise similar detached and semi-detached properties with bay windows, as well as single-storey bungalows. The principle front elevation faces north, overlooking Ash Walk highway and the opposite houses, number 15 and 17 Ash Walk. The adjacent property to the west is number 16 Ash Walk, and to the east is number 20. Number 20 is angled away from number 18 as it sits on a corner plot. The rear boundary of the curtilage joins the rear boundaries of number 26 and 28 Manor road.

### **Description of Proposal**

The application seeks permission for a two-storey side extension following the demolition of the existing garage and single-storey side extension. The extension would measure approx. 3.9m in width and 7.2m in depth (full depth of the host property). The height to eaves of the extension is approx. 4.7m, and the maximum height of the roof is 6.9m. The west facing side elevation would include obscure glazed windows on the ground floor and first floor. Lastly, the proposal includes the installation of bi-folding doors to the rear elevation, measuring 2.3m in height and 4.9m in height.

## **Relevant History**

Application 94/D31031: permission granted for single-storey side extension

## **Township/Member comments**

### **Consultee responses**

Highways and parking 31/03/2023:

*It would appear that the application proposals will include the loss of the existing garage therefore there will be an impact on parking provision. Taking into account the narrow carriageway of Ash Walk and the size of the extended dwelling Council standards would require the provision of two off street parking spaces. If the applicant can demonstrate adequate and viable off street parking provision Highways would raise no objection to this application.*

*The servicing arrangements for the dwelling would remain unchanged.*

*If approved the development should not have any impact on road safety or highways capacity.*

*Highways raise no objection to this application, subject to the requested parking provision and request no specific planning conditions.*

## **Representations**

Letters of notification were sent to surrounding properties.

### **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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | 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**

- ❑ P3 of the Rochdale Core Strategy (CS) 2016 outlines that all new development must “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.” DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires “development to be of a high quality design taking the opportunity to enhance the quality of the area.”
- ❑ Paragraph 5.1 of the SPD requires that “*extensions and alterations...should be designed to be in keeping with the host property and generally should be subservient to it.*”
- ❑ Considering the above guidance, the main considerations relate to the quality of the design and its relationship with the host property. The proposal uses a material pallet which matches the existing property; introduces symmetry to the fenestration; and has an even and proportionate layout, all of which contribute to a high quality design. This would have a positive effect on the street scene and would assimilate well with the appearance of the host dwelling. The only concern relates to subservience, as the scale of the extension would considerably increase the size of the property. However, should the materials between the original dwelling and the extension sufficiently match, the extension should not appear overbearing. There is sufficient space on site, and from the road, that an extension of this size would not appear cramped or disproportionate.
- ❑ 5.11 and 5.12 of the SPD relate to the potential for ‘terracing effect’ where side extensions to detached or semi-detached houses which “*extend up to the main front wall of the house and close to the boundary of the curtilage...can lead to houses appearing to be a terrace rather than separate dwellings.*” Guidance is outlined under policy 5.12 to avoid a terracing effect, should the extension be within 1m of the adjacent property.
- ❑ Regarding guidance 5.11 and 5.12, the west facing elevation of the extension is 1.2m away from the boundary with number 16 Ash Walk. Therefore, the terracing effect is appropriately mitigated.
- ❑ Whilst this would result in a general a loss of openness within the wider street scene, where properties are generally well spaced, allowing for exposure to light and the wider scenery, the proposal retain a 2m gap with the elevations of the adjacent property, number 16 Ash Walk.
- ❑ 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**

- ❑ Paragraph 4.1 states that “*it is important to ensure that the impact (on neighbours)... is not so that t results in unacceptable harm.*” New

developments should “*avoid causing a significant loss of privacy and/or light*” for neighbouring properties.

- ☐ Paragraph 5.1 of the SPD requires that extensions “should be carefully designed to protect the amenity of the occupants of adjoining properties.”
- ☐ Considering the above guidance, the proposal should not have a damaging or significant impact on the amenity of neighbouring properties, specifically 16 Ash Walk, which shares a boundary with the extension. The roof line remains consistent with the original dwelling, thus preventing a significant loss of light. Furthermore, the first-floor window on the side elevation will be obscurely glazed, ensuring that privacy is protected.
- ☐ 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**

- ☐ The extension results in the loss of the garage, and therefore one potential offsite parking space. As previously stated, the highways consultant had addressed this as an issue, especially as on street parking would not be viable due to the narrow carriageway of Ash Walk. However, the applicant has since shown how they propose to alter the driveway and accommodate two onsite parking spaces. This can be enforced by a condition to provide an off street parking space.
- ☐ 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. This permission relates to the following plans:

Existing and proposed floor plans  
Digital artist impression  
Proposed elevations  
Existing elevations  
Location plan  
Existing site plan  
Proposed site plan Revised April 2023

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 saved Rochdale Unitary Development Plan, 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 approved shall not be occupied until such time as the parking area on the approved site plan has been provided in full. The parking area shall be retained and maintained thereafter.

Reason: in order to ensure a satisfactory standard of highway and pedestrian safety, in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extensions hereby approved, the window to the side elevations facing west at upper floor level shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be 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 | 06/04/2023 | Signed: Hamish Rigg  |
| Authorisation    | 13/04/2023 | Signed: Ryan Killeen |

Report Author Hamish Rigg