

Application Number:	23/00155/HOUS
Location:	6 Manesty Close, Middleton, M24 4SA
Proposal:	Single storey side and rear extension - Retrospective (Resubmission of 22/01408/HOUS)
Applicant:	Georgina Johnson
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	Y
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Site Description and Location

The application relates to no. 6 Manesty Close, a two storey, semi-detached dwelling forming part of a modern, residential development and located along the head of a cul-de-sac of similar dwellings in Middleton. The dwelling faces northwest onto the highway, adjoins no. 4 Manesty Close to the southwest and is adjacent to no. 8 to the north. The street scene is comprised of architecturally similar red brick, gable roofed dwellings.

Description of Proposal

Permission is sought for a single storey side and rear extension with a flat roof including a roof lantern. The extension projects 3m from the rear elevation of the host dwelling, 2.42m from the side elevation and is set back 4.83m from the existing front elevation. It has a height of 2.7m and a width of 7.85m. It contains a window to the front elevation and bi-folding doors to the rear elevation.

The extension was constructed without planning consent and was subject to a retrospective planning application (ref:22/01408/HOUS). Permission was refused by notice dated 9 January 2023. The reason for refusal was the harmful visual impact of the extension with the use of render cited as the primary cause of this harm.

This application is a re-submission of the previous application and seeks to address the previous reason for refusal by applying only for the application of white render to the side and rear elevations, with the front elevation finished in red brick slip.

Relevant History

22/01408/HOUS

Single-storey side and rear extension – Retrospective
Decision: Refuse

Reason for refusal:

By virtue of its appearance, most particularly through the use of render, the extension is an unsympathetic and harmful addition to the host dwelling. It significantly erodes the character and uniformity of the immediate streetscene. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties and one objection was received in response to the proposed development. The objections raised the following concerns:

- The extension is not in-keeping with the host property or surrounding development.

Officer's response: This is assessed in the design section of the report.

- The approval of this scheme could set a precedent for similar types of development.

Officer's response: Each planning application is assessed on its own merits, facts and circumstances, rather than where a particular development proposal would create a significant precedent for the locality.

- The approval of this scheme could devalue other properties on the development.

Officer's response: This is not a material planning consideration.

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.

Under the previous application, the Council cited concerns in respect of the application of white render to all elevations of the extension and the detrimental visual effect of the render on the host dwelling and wider street scene. To overcome these concerns, the current proposals have amended the design by removing the render from the front elevation, instead using red brick slips.

Whilst render would still be present on the side and rear elevations, which are visible from the neighbouring properties, it is acknowledged that this aspect of the design would not be visible from surrounding public vantage points. Further to this, the set back of 4.83m from the existing front elevation would ensure that the development is mostly screened from the street scene. Therefore, it is considered that the development, as proposed, would have an acceptable impact on both the character of the host dwelling and surrounding street scene.

On balance, whilst the use of render is not ideal given the contrast with the material palette of the original build, it is not considered that a design-based refusal could be substantiated given the limited exposure to the public realm. When viewed from the neighbouring properties the extension would appear as a subservient addition to the host property and while the material would not match with existing, the use of render on the side and rear aspects would not be unduly harmful and would be appropriate for the domestic setting.

Therefore, the design of the proposal is considered to be acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF

Amenity: DM1 and SPD

Under the previous application, the Council determined that the development would not unduly impact on the amenity of the occupants of neighbouring properties or the occupiers of the subject property.

No material changes have been proposed under this application in respect of the impact on residential amenity, therefore, the development remains acceptable in this regard in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The existing parking arrangements are unaffected by the proposed development, and the proposed extension does not include bedrooms. Therefore the development is acceptable in accordance with Policies T2 and DM1.

Recommendation: Grant subject to the following conditions

1. The permission relates to the following plans:

- Location & Site Plans. Drg no. HAD3448-01
- Existing Plans & Elevations. Drg no. HAD3448-02
- Proposed Plans. Drg no. HAD3448-03
- Proposed Elevations. Drg no. HAD3448-04
- Proposed Site Plan. Drg no. HAD3448-05

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.

2. Within two months of the date of this permission samples and / or full specification of materials to be used externally to the front elevation on the extension hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Within three months of the date of the approval of materials the front elevation shall be completed in accordance with the approved material 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

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	23/03/2023	Signed: BM
Authorisation	29/03/2023	Signed: RC

Report Author Bob Melling