

Application Number:	23/00333/HOUS
Location:	9 Sunny Brow Road, Middleton, M24 4AD
Proposal:	Single storey side and rear extension together with new front porch following demolition of existing porch and rear lean-to building
Applicant:	Mr and Mrs A Paslowski
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.9 Sunny Brow Road, a two storey, semi-detached residential dwelling located within Middleton. It is built in red brick with clay tiles to the roof and has a raised patio area to the rear. A detached garage is sited within the rear amenity space.

Description of Proposal

Permission is sought for a single storey side and rear 'wraparound' extension that would project 2.7m from the existing side elevation and 3m from the existing rear elevation. It would have a pitched roof, with a maximum height of 3.9m and a height to eaves of 2.1m. The submitted plans indicate that the existing front canopy would be enclosed to form a porch.

Fenestration for the development is proposed as a single window to the front elevation to serve the shower room, a set of 2.9m wide glazed patio doors to the rear elevation to serve the kitchen and an exit door and single window to the southwest facing side elevation to serve the kitchen. The remaining northeast facing side elevation would be blank and the development would feature six roof lights.

The proposed development would be constructed in materials to match existing.

Relevant History

<u>06/D47110</u>	Two Storey Side And Rear Extension And Single Storey Front Extension To Dwelling And Erection Of Detached Shed. Approved.
<u>06/D47618</u>	Two Storey Side And Rear Extension To Dwelling And Erection Of Detached Shed (Resubmission D47110). Approved.
<u>07/D48890</u>	Two Storey Side/Rear Extension, Single Storey Rear Extension And Detached Shed. Approved.
<u>19/00535/HOUS</u>	Two storey side and rear extension. Refused.

Reasons for refusal:

1. The proposal, due to its size, massing, projection and siting, would result in a side elevation of significant mass, which would appear as a dominant and incongruously sized addition to the detriment of the character and appearance of the property. In addition, it would result in a significant loss of light to the side facing principal window at No.7 Sunny Brow Road and would have an oppressive impact upon its existing and future occupiers. As such, the proposal is contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
2. The proposal, by virtue of the proximity of the first floor rear facing bedroom window to the rear boundary shared with No.8 Sefton Road, would overlook the rear amenity space of No.8 Sefton Road, resulting in loss of privacy. Furthermore, by virtue of its orientation, projection and height, it would result in an unacceptable loss of light to the ground floor bay window of No.11 and would also have an oppressive impact upon and result in a significant loss of light to the Dining room and bedroom 3 of the application property itself, to the detriment of the amenity of the existing and future occupiers. As such the proposal would fail to accord with policy DM1 of the adopted Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response 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.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The proposed extension is of a proportionate scale that does not appear overbearing or out-of-character with the host dwelling or locality. The single storey, lean to style of the extension would nestle comfortably against the existing property when viewed from the front elevation and while the extension would result in some forward projection, this would remain in line with the existing front canopy feature and as such it is considered to respect the existing form and layout of the dwelling and not result in an overly prominent addition. The extensions would result in a well-balanced property that would retain its existing character and respect the surrounding street scene.

Further to this, the proposed extension is constructed in a materiality consistent with the host dwelling and wider street scene, with a condition attached to ensure the materials match and promote a satisfactory standard of design.

Paragraph 3.12 of the SPD states "residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets." The

submitted plans confirm that a 1.2m gap would be retained between the proposed extension and side boundary. This would enable bins to be stored to the rear of the property and out of view of the street scene.

The scale and 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 Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Under a previous application for a two storey side and rear extension (application ref: 19/00535/HOUS), it was considered by the Council that the construction of such a development would result in a significant loss of light to the side facing principal window at no.7 Sunny Brow Road and would have an oppressive impact upon its existing and future occupiers. Whilst the extension proposed under the current application is positioned the same distance from the neighbouring principal window, the scale and massing of the proposed extension is significantly reduced by removal of the first floor additions and a reduction in rear projection.

Given the approximate 1.7m reduction in rearward projection, 1.46m reduction in height to eaves and overall reduction in massing, it is not considered that the proposed development would result in an undue loss of light and outlook to the side facing principal window at no.7 Sunny Brow Road.

There is also a side facing storage room window at ground floor level to no.7. This window would also be affected by the proposed development. However, the SPD outlines that this type of room is not a habitable room and, as such, the impact of the development on this window is not a reason to refuse planning permission.

To ensure that a single storey extension does not adversely impact upon the amenity of neighbouring occupiers, the SPD provides standards which should be adhered to. Paragraph 5.6 states that, for attached properties, single storey rear extensions should not project beyond a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwellings.

Paragraph 5.7 explains that 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.

The proposed extension would comply with this guidance in respect of nos.7 and 11 Sunny Brow Road and is not considered to result in an undue impact on the residential amenity enjoyed by the neighbouring occupiers.

The depth of the extension would result in some loss of natural light and outlook to the existing dining room bay window of the application property. However, given that

the extension would comply with the projection standards for single storey rear extensions set out in the SPD, it is not considered that the loss of light and outlook would be unduly harmful to the amenity of the application property. It is considered, therefore, that all habitable room windows would receive sufficient natural light and outlook.

On balance, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

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 & Proposed Plans & Elevations. Drg no. 6383_100_1
 - Existing & Proposed Block Plans & Floor Plans. Drg no. 6383_100_2and 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

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	19/05/2023	Signed: BM
Authorisation	14/06/2023	Signed: RC

