

Application Number:	23/01238/HOUS
Location:	7 Parkside, Middleton, M24 1NL
Proposal:	First floor side extension - Resubmission of 23/00354/HOUS
Applicant:	MR PAUL CROSSLAND
Case Officer:	Bob Melling
Recommendation:	Refuse

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?	N

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

Location

The application relates to no.7 Parkside in Middleton, a two-storey, semi-detached property located within the Defined Urban Area. The house is set back 5m from the highway by a front driveway and small garden area with a boundary treatment consisting of a low brick wall. To the rear is a large private garden which extends approximately 30m down the steep slope to the boundary with no.2 Dingle Road. The house dates from circa 1930s and is constructed in red brick and terracotta roof tiles with a double height bay feature to the front façade.

Description of Proposal

Permission is sought for a first floor side extension above the existing attached garage. The extension would have a depth of 5.6m, be set flush with the existing front wall and have a hipped roof set down from the existing ridge.

Materials for construction of the extension would be facing brickwork and terracotta roof tiles to match the existing dwelling, along with a grey uPVC window.

The application is a resubmission of a previous application 23/00354/HOUS with amendments made to include a front gable feature with bespoke glazing.

Relevant History

23/00354/HOUS First floor side extension
Grant STC

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent 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

Paragraph 130 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”

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.*”

The surrounding street scene is characterised by interwar semi-detached dwellings of red brick construction. The front elevation design comprises an arched doorway and double height bay window with a panelled gable feature above. Whilst dwellings along Parkside have been variously extended since completion, the design values have remained relatively unchanged. This includes the style of windows.

As assessed in the original submission’s Officer’s Report, the proposed first floor side extension would demonstrate sufficient subservience to the host dwelling and would not result in any concerns regarding the ‘terracing effect’.

However, it is considered that the proposed front gable and bespoke glazing feature would represent a discordant addition which would not reflect the character of the host dwelling or the street scene. The contemporary glazing feature would be wholly at odds with the more traditional window styles seen elsewhere along Parkside.

Furthermore, it is noted that two large double height bay windows form the centrepiece of the front elevation of the pairs of semi-detached dwellings along the building line. The proposed introduction of a secondary front gable would disrupt this pattern, resulting in undue harm to the character of the street scene.

Additionally, the application form indicates that the proposed window would be finished in grey uPVC. However, it was noted during a site visit that the existing fenestration is finished in black uPVC. Whilst the choice of materials could be secured via planning condition, the use of contrasting colours across the front elevation would be unacceptable.

The proposal would fail to meet the requirements for high quality design contained within policies DM1 and P3. It would also be contrary to guidance contained within the SPD and the aspirations for high quality design as advanced in the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council’s adopted 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.

The proposed development is in accordance with the space standards which are outlined in paragraph 4.1 of the SPD.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

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.

Recommendation: Refuse

1. The proposed front gable and glazing feature would result in a discordant appearance that would fail to complement either the host property or the surrounding street scene. This would result in harm to the visual amenity and character of the area and be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council’s adopted Supplementary Planning

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan
- Existing and Proposed Floor Plans, Elevations and Site Plans. Drg no. 01. Rev 07

	Date	Officer
Report Completed	21/12/2023	Signed: BM
Authorisation	17/01/2024	Signed: RC

Report Author Bob Melling