

|                            |                                                                                                                                                                                                                                 |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | <b>24/00859/HOUS</b>                                                                                                                                                                                                            |
| <b>Location:</b>           | 13 Kings Drive, Middleton, M24 4FB                                                                                                                                                                                              |
| <b>Proposal:</b>           | Single-storey rear and side extensions, alteration to fenestration including rooflights and first floor balcony at rear elevation, render to all elevations, addition of front bay windows and flue to the rear (Retrospective) |
| <b>Applicant:</b>          | Mr Daniel Ellis                                                                                                                                                                                                                 |
| <b>Case Officer:</b>       | Sam Yuen                                                                                                                                                                                                                        |
| <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 by Ward Member?</b>              | <b>N</b> |

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

### **Policy**

#### **National**

National Planning Policy Framework (NPPF)  
National Planning Practice Guidance (NPPG)

#### **Sub-Regional**

##### **Places for Everyone Joint Development Plan (PfE)**

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

#### **Policy JP-P1 Sustainable Places**

#### **Local**

##### **Saved Rochdale Unitary Development Plan (UDP) 2006:**

#### **G/D/1 Defined Urban Area**

##### **Adopted Rochdale Core Strategy (CS) 2016:**

|                   |                                     |
|-------------------|-------------------------------------|
| <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**

N/A

### **Summary of comments from neighbours, consultees and Planning Panel**

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Highways have no objection to the proposals.

### **Assessment**

**Design and Visual Amenity:** Are the following acceptable?

|                                                                             |   |
|-----------------------------------------------------------------------------|---|
| Impact on street scene, including subservience, terracing and building line | ✓ |
| Height and massing                                                          | ✓ |
| Facing materials and detailing                                              | ✓ |
| Roof style                                                                  | ✓ |
| Window proportions                                                          | ✓ |
| Bin storage                                                                 | ✓ |
| Impact on trees                                                             | ✓ |

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.

**Residential Amenity:** Are the following acceptable?

|                                                                             |   |
|-----------------------------------------------------------------------------|---|
| Impact on privacy, light & outlook of neighbours (to sides, rear and front) | ✓ |
| Light and outlook of application property                                   | ✓ |
| Remaining garden space of application property                              | ✓ |

Section 4.4 of the SPD states balconies “*should be carefully designed to prevent unreasonable overlooking of neighbouring properties.*” The proposed balcony does not directly face any property to the rear. The Officer has also assessed the direct line of sight from the balcony on site, where the extent of overlooking into the rear amenity space of no. 11 is judged to be limited due to the screening from the

proposed single-storey extension. As such the proposal would not give rise to undue loss of privacy for neighbouring occupiers.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Highways and Parking:** Are the following acceptable?

|                          |   |
|--------------------------|---|
| Impact on highway safety | ✓ |
| Parking provision        | ✓ |

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

**Recommendation: Grant subject to the following conditions**

1. This permission relates to the following plans:
  - Location Plan – Drawing No. 2024-1831-P-106 Rev. A received 23/09/2024
  - Existing Site Plan – Drawing No. 2024-1831-P-105 Rev. A received 23/09/2024
  - Proposed Site Plan – Drawing No. 2024-1831-P-107 Rev. A received 23/09/2024
  - Existing Floor Plans and Elevations – Drawing No. 2024-1831-P-101 Rev. A received 23/09/2024
  - Proposed Floor Plans and Roof Plan – Drawing No. 2024-1831-P-102 Rev. A received 23/09/2024
  - Proposed Front and Side Elevation – Drawing No. 2024-1831-P-103 Rev. A received 23/09/2024
  - Proposed Rear and Side Elevation – Drawing No. 2024-1831-P-104 Rev. A received 23/09/2024

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, the Places for Everyone Joint Development Plan, 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 | 13/11/2024 | Signed: SY |
| Authorisation    | 14/11/2024 | Signed: RK |

Report Author Sam Yuen