Application Number:	**19/00012/HOUS**
Location:	13 Grange Road Middleton M24 2UD
Proposal:	Proposed single storey side and rear extenion
Applicant:	Mr & Mrs Castello
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to 13 Grange Road, a two storey semi-detached dwelling. The dwelling is adjoined to 15 Grange Road to the north and is also adjacent to 11 Grange Road to the south and would be in a slightly elevated position in relation to No.11.

Description of Proposal

The application proposes the construction of a single storey side and rear extension which would wrap around the corner of the dwelling, following the demolition of the existing, small side lean to feature.

Relevant History

N/A

Representations

Letters of notification were sent out to all surrounding dwellings and no representations have been received

Policy

National

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

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

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
G4 Protecting Green Belt

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

None Applicable

Assessment

Green Belt: G4 and P3

The National Planning Policy Framework states that the Government attaches great importance to Green Belts and that the essential characteristics of Green Belts are their openness and their permanence. Policy G4 of the Core Strategy states that the Council will continue to protect Green Belt land in specific areas of the borough, where development will be restricted to those types of development which are deemed appropriate by the NPPF unless very special circumstances can be demonstrated.

The extension or alteration of a building need not be considered to be inappropriate development providing it does not result in disproportionate additions over and above the size of the original building (paragraph 145).

In respect of the above policy guidance, Section 5.20 of the of the Council's adopted '*Guidelines and Standards for Residential Development'* Supplementary Planning Document states normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). Notwithstanding the above, Section 5.20 of the SPD states that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate.

No floorspace or volume calculations have been provided by the applicant, however calculations have been made by the case officer which suggest that the proposed extensions and existing front porch (which is not an original feature) would result in a 75% increase in footprint and 32% increase in volume over that of the original building. However given as the proposed extension would only be a single storey addition to a two storey dwelling, it is not considered that the extension would constitute a disproportionate addition over and above the original dwelling in the context of the site. The SPD recognises that there will be instances where this will be the case and this is one such instance.

Therefore, the proposed extension is not considered to be a disproportionate addition over and above the original building and therefore would not constitute inappropriate development within the Green Belt. As such the development would accord with Policies G4 and P3 of the Core Strategy, the SPD and the guidance of the NPPF.

Design: DM1 and P3

The proposed extension would have a pitched roof which would reflect the design of the original dwelling and reduce the visual prominence when viewed from

neighbouring properties. The proposed extension would also be constructed from materials which would match those used in the construction of the original house and therefore would be acceptable.

The proposed side extension would restrict external access to the rear of the property. However, the side extension would be set back from the front elevation by 3.4m which would provide sufficient space to store refuse bins to the side of the dwelling, out of public view.

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

The proposed extension would include habitable room windows to the rear which would face towards the rear boundary of the site and the rear of 10 Clifton Road. There would remain a separation distance of 6.5m to the rear boundary and also 14.5m to the rear elevation of 10 Clifton Road, however the boundary treatment between the two sites would provide an adequate degree of screening to prevent any privacy issues arising from these proposed windows.

However, the proposed rear extension would not accord with the projection limit set by the SPD as it would extend beyond a 45 degree line drawn from a point 3m along the shared boundary, measured from the rear of 11 Grange Road. Therefore, the extension would project 4m from the rear elevation of No.11, resulting in an overbearing impact upon the rear habitable room windows and amenity space. As such the proposed extension would result in an undue negative impact upon the amenity of the occupants of 11 Grange Road, which would be exacerbated by the elevated position of the application property in relation to No.11.

The proposal would therefore have an unacceptable impact on the amenity of the occupants of No.11 Grange Road and would fail to comply with policies DM1, the SPD and the NPPF.

Recommendation: Refuse

1. The proposal, as a result of its projection beyond the rear elevation of 11 Grange Road and proximity to the shared boundary, would result in an undue overbearing impact upon the rear habitable room windows and yard area belonging to 11 Grange Road to the detriment of the amenity of the existing and future occupants. The proposal is therefore contrary to policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

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.

INFORMATIVE

For the avoidance of doubt, this decision relates to the following plans:-

- Location Plan

- Existing and Proposed Site Plan – 2018_11_05-01
- Existing Ground Floor Layout – 2018_11_05-02
- Existing Elevations – 2018_11_05-03
- Proposed Ground Floor Layout – 2018_11_05-04
- Proposed Elevations – 2018_11_05-05

	Date	**Officer**
Report Completed	15.02.2019	Signed: NH
Authorisation	18.02.2019	Signed: DR

Report Author Neil Harkin