

Application Number:	23/00092/HOUS
Location:	640 Manchester Old Road, Middleton, M24 4PW
Proposal:	Part single storey, part two storey rear extension
Applicant:	Mr Kamal Osmani
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

The application refers to no. 640 Manchester Old Road, a two storey, semi-detached dwelling located in Rhodes, Middleton. The property adjoins no. 642 Manchester Old Road to the west and is adjacent to the linear commercial centre of Rhodes to the east. The site faces an overgrown parcel of land and a retail unit, beyond which lies a Primary Employment Zone (PEZ).

Description of Proposal

Permission is sought for a part two storey, part single storey rear extension. The proposed rear extension would project 3m from the existing rear elevation at both levels. The two storey part would be set 1.84m from the common boundary with the attached dwelling and feature a hipped roof design. The eaves would match that of the original dwelling and the ridge would be set lower. The single storey part would feature a lean-to roof with a height to eaves of 2.73m and a maximum height of 3.6m.

Fenestration for the development is proposed as a window (ground floor) to the side elevation to serve the kitchen/dining area, a set of bi-fold doors (ground floor) to the rear elevation to serve the kitchen/dining area and a window (first floor) to the rear elevation to serve a bedroom. The proposed development would also see the infill of the existing exit door on the side elevation in brick.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the 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.

Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which are

linked to local and national planning policy. The SPD states that extensions and alterations to existing properties should be carefully designed to be in keeping with the host property and should generally remain subservient to it.

The host dwelling is a 1970s, semi-detached dwelling located in a fine-grained urban environment comprised of both residential and commercial uses. There is a mix of building ages and styles, ensuring that the proposed extension is unlikely to appear discordant within its context.

The development would be of an appropriate scale, with materials to match the host dwelling and appropriately placed fenestration. Further to this, it is considered that there would be sufficient space to the rear of the property for the storage of refuse bins out of public view.

In light of the above assessment, the proposal is not considered to have a detrimental impact on the character of the host dwelling or the surrounding street scene, in accordance with policies DM1 and P3 of the Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out the following minimum space standards developments should adhere to:

- i. 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- ii. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- iii. 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed fenestration to the rear measures approximately 9.8m to the directly facing boundary of curtilage and is not compliant with the 10.5m SPD standard. However, paragraph 4.3 of the SPD states that exceptions to the above minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. Therefore, it is noted that the rear boundary of curtilage adjoins an unadopted highway and this creates a reasonable separation distance between the proposed development and residential properties to the rear.

Additionally, the proposed ground floor window to the side elevation measures some 17m to no.4-5 Chapel Walk, a single fronted retail unit with residential use above, and is compliant with paragraph 4.1 of the SPD.

Paragraph 5.6 of the SPD states a maximum projection of 3m for single storey rear extensions, whilst paragraph 5.9 explains that permission will not normally be granted for two storey rear extensions that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwellings.

The proposed extension would have a rearward projection of 3m and the two storey part would be set 1.84m from the common boundary with the adjoining dwelling. Therefore, the proposed development accords with the guidance set out in the SPD and is not considered to result in an undue loss of light or outlook to the neighbouring occupiers.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

It is therefore considered that the proposed development accords with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

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. The permission relates to the following plans:

- Location Plan
- Existing Site Plan
- Existing Floor Plans & Elevations. Drg no. HS2301 - 01
- Proposed Floor Plans & Elevations. Drg no. HS2301 – 02. Rev A
- Proposed Site Plan. Drg no. HS2301 - 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.

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	28/02/2023	Signed: BM
Authorisation	09/03/2023	Signed: RC

