

Application Number:	22/01353/HOUS
Location:	74 Warwick Road, Middleton, M24 1HX
Proposal:	Proposed single storey front and rear extensions and loft conversion
Applicant:	Mr Andy Whittaker
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 refers to no.74 Warwick Road, a two storey semi-detached dwelling located in a residential area in Middleton. The dwelling consists of red brick, white uPVC windows and grey roof tiles.

Description of Proposal

Permission is sought for a single storey front extension with a width of 3.6m and a projection from the front elevation of 2.3m. This would provide space for an entrance hall and small WC. The proposed single storey rear extension would project a maximum of 3m from the rear elevation, with a stepped rear wall to allow access to be retained between the side and rear curtilage. This would feature 3.1m wide bifold doors and 3 rooflights. The loft space would be converted into a bedroom, which would have 4 rooflights – 2 on each roof slope. The extensions would be constructed in materials to match the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notifications were sent to the neighbouring properties, no representations were received relating 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

- ☐ Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- ☐ The proposed front porch extension would be appropriately sited, with a proportionate scale and lean-to roof design. It is acknowledged that several properties on Warwick Road have constructed porch extensions of varying scales, and that the proposed front extension would not appear overbearing or uncharacteristic when viewed from the surrounding street scene.

- ☐ The proposed rear extension would have a proportionate scale and lean-to roof design. It would not appear overbearing and is an acceptable addition.
- ☐ The front and rear extensions would be constructed in a material palette coherent with that of the host dwelling.
- ☐ In light of the above it is considered that the proposed extensions would accord with Policies P3 and DM1 of the Rochdale Core Strategy and the relevant provisions of the revised National Planning Policy Framework.

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 also sets out space standards guidelines. It states that the following minimum space standards should be adhered 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 front extension would feature an obscurely glazed window and this is not considered to have an undue impact on the privacy of the front-facing neighbours.
- ☐ The fenestration on the single storey rear extension would face the direct boundary of curtilage at a distance of 22.3m and is also considered acceptable in this regard.
- ☐ Paragraph 5.6 of the SPD states “*for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*” The proposed single storey extension would project a maximum of 3m from the rear elevation of the adjoining dwelling and would comply with the SPD guidance. It is not considered that this extension would result in an undue overbearing or overshadowing impact on the neighbouring amenity.
- ☐ The single storey front extension would project 2.3m beyond the front elevation of the adjoining dwelling and would be situated against the common boundary. Therefore, this extension is not considered to unduly overshadow the neighbour’s front elevation.
- ☐ The existing lounge area would receive less natural light due to the single storey rear extension. However, given that the proposed sunroom to the rear of the lounge is served by large bifold doors and 3 rooflights and that the existing glazed doors and windows are to be retained to the rear of the lounge, it is considered that the lounge would still receive sufficient natural light.
- ☐ On balance, it is considered that the plans confirm the provision of adequate natural 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.

- 2 In view of the above assessment, 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: 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. Drg no. ZT22-196-00
- Existing Site Plan. Drg no. ZT22-196-01
- Existing Plans and Elevations. Drg no. ZT22-196-02
- Proposed Site Plan. Drg no. ZT22-196-03
- Proposed Plans. Drg no. ZT22-196-04
- Proposed Elevations. Drg no. ZT22-196-05

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the window in the ground floor on the front elevation facing east shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	02/12/2022	Signed: BM
Authorisation	21/12/2022	Signed: SS

Report Author Bob Melling