

APPLICATION NUMBER: 23/01314/HOUS

Application Number:	23/01314/HOUS
Location:	3 The Close, Middleton, M24 2QN
Proposal:	Single storey rear extension, part first floor side extension, render to first floor front elevation, alterations to existing roof tiles and window/door frames, alterations to fenestration to front elevation and formation of additional parking area including dropped kerb, alterations to boundary wall and erection of retaining structure following part excavation of front garden.
Applicant:	Mr Hamson
Case Officer:	Bob Melling
DETERMINATION DATE 28.02.2024	EXT OF TIME 05.02.2024
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 relates to no. 3 The Close, a two-storey, detached dwelling located at the turning head of a cul-de-sac in North Middleton. The dwelling faces the highway to the northwest, is adjacent to no. 5 The Close to the northeast and no. 1a The Close to the southwest. The plot is surrounded by dense, mature vegetation and the rear boundary of the curtilage borders a parcel of Open Protected Land. The natural topography is such that the subject property is sited in a slightly elevated position in comparison to the highway and no. 1a The Close. The property is constructed in brown brickwork, rosemary clay roof tiles and the front gable feature is finished in beige pebble dash render.

Description of Proposal

Permission is sought for a single-storey rear extension, a first floor side extension and the formation of an additional area of hardstanding to the front to accommodate two off-street parking spaces. The proposed parking area would require the excavation of a small area of the existing front garden, the removal of a section of the existing front boundary wall, the extension of the existing dropped kerb and the erection of a retaining structure. The proposals also include alterations to the existing fenestration, including the replacement of the front garage door with a large single window. Materials for construction are proposed as brickwork to match existing, K Rend silicone render in colour 'Buttermilk', Marley concrete roof tiles in colour 'Old English Dark Red' and uPVC window frames in colour agate grey (RAL 7038). The existing pebble dash render, rosemary clay roof tiles and timber frames would also be replaced.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

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

Amended plans were sought to achieve the use of a permeable material for the new hardstanding.

Assessment

Design: DM1 and P3

- ② Policies 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.”*
- ② The subject property lies within a varied building line where properties are of differing architectural designs. As such, there is no discernible uniformity regarding design in this location.
- ② Whilst the proposed first floor side extension would not be truly subservient to the host dwelling, it is not considered that a lowered ridge height would be appropriate in this particular context. The existing front gable feature would remain the dominant feature and any potential ridge set down may create a more awkward appearance.
- ② The proposed single-storey rear extension would be an appropriate height, scale and design that would be subservient to and in keeping with the host dwelling.
- ② The proposed materials are considered acceptable and would not unduly harm the character of the host dwelling or street scene.
- ② The storage of bins would be possible to the rear of the dwelling and out of public view.
- ② The alterations to the existing front garden and boundary wall would include the excavation of approx. 41.4 m² of the existing front lawn, comprising removal of a maximum depth of approx. 1.2m of the existing garden, with a decreasing depth of material removed towards the boundary with the highway (reduced to approx. 0.85m adjacent the existing boundary wall). The excavation works would also include the removal of a 6.36m section of the existing front boundary wall and the erection of a retaining wall with a height of approx. 1.47m excluding the 1.1m section of guarding atop. The retaining wall would be constructed in facing brick to match existing. It is accepted that these works would result in profiling of the existing garden and that these works would be visible from the highway. Nonetheless, as the site sections and site photographs demonstrate the existing slope of the garden is very shallow and it is not considered that the proposed alterations to the front of the property would result in alterations that would unduly harm the character of the host dwelling or its setting within the street scene. A sufficient amount of soft landscaping would remain to the front and the retaining wall would be constructed in appropriate materials.
- ② 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

- ❑ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ❑ In particular, section 5.6 of the SPD states the following maximum standard for single storey extensions: *“For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ❑ Section 5.7 of the SPD explains that *“If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.”*
- ❑ The proposed single-storey rear extension would comply with the above guidance and is not considered to result in an undue loss of light or outlook for the occupants of no. 1a The Close.
- ❑ The proposed first floor side extension would measure approx. 6.2m to the directly facing side elevation of no. 5 The Close. The side elevation of no. 5 does contain a single window at ground floor level, although this does not appear to be the principal window to a habitable room. In addition, the proposed extension would project approx. 1.45m beyond the main rear wall of no. 5 The Close. On this basis, it is not considered that the proposed side extension would result in an undue loss of light or outlook for the occupants of no. 5 The Close.
- ❑ The application property does not face any residential development to the rear and the properties to the front are some 52m away. The proposed rear extension would include a window on its side elevation that would measure approx. 3.8m to the shared boundary with no. 1a The Close. However, it is noted that the extension would replace an existing conservatory, which has a larger area of glazing in a similar position. Moreover, the proposed window would be a high-level window. As such, it is not considered that the occupants of no.1 The Close would experience undue overlooking.
- ❑ All habitable rooms of the application property would receive sufficient natural light and a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ❑ 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.

Highways and Parking: DM1 and T2, Appendix 5

- ❑ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking,*

manoeuvring, and servicing arrangements taking into account of the proposed use and location.”

- 2 The proposal would provide four off-street parking spaces on the driveway. Therefore, the proposed parking arrangements are acceptable in accordance with policies T2 and DM1.

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:

- Existing & Proposed Plans. Drg no. 538ROC-300A
- Site & Roof Plans. Drg no. 538ROC-101C
- Existing Ground Floor Plan. Drg no. 538ROC-102A
- Existing First Floor Plan. Drg no. 538ROC-103A
- Existing Elevations. Drg no. 538ROC-104
- Proposed Ground Floor Plan. Drg no. 538ROC-105A
- Proposed First Floor Plan. Drg no. 538ROC-106A
- Proposed Elevations. Drg no. 538ROC-107. Rev A
- Existing And Proposed Sections. Drg no. 538ROC-108
- Retaining Wall and Driveway Section. Drg no. 538ROC-109A

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 be as specified on drawing no. 538ROC-107. Rev A.

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
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Report Completed	04/03/2024	Signed: BM
Authorisation	04/03/2024	Signed: RC

Report Author Bob Melling