

Application Number:	23/00598/HOUS
Location:	15 Banbury Road, Middleton, M24 1QB
Proposal:	Single-storey side extension, alteration to fenestration at first floor side elevation following demolition of existing detached garage
Applicant:	Mrs Doreen Southern
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 relates to a two storey, semi-detached dwelling fronting Banbury Road in Alkrington, Middleton. It is located on a corner bend, (which rises gradually from north to southeast), and consequently the side garden narrows from the front to the rear.

The property is constructed from brown brickwork and its hipped roof is finished in brown ridged concrete tiles. The front elevation contains a double height, canted-bay window separated by hanging clay roof tiles and a smaller oriel window is also positioned at first floor level. A detached, pitched roof garage extends along the length of the northwest facing side gable.

The local vicinity comprises two storey semi-detached properties with varying roof profiles and several have benefited from single / two storey extensions.

Description of Proposal

Permission is sought for a single storey side extension. The side elevation would be stepped; protruding approximately 3.5m in width from the existing north western gable towards the front and 2.0m in width towards its rear. It would extend a total length of approximately 7.7m and would sit flush with the front and rear walls of the host dwelling. It would have a dual-pitched roof with a maximum height of 3.85m and include two roof lights.

In addition, the existing landing window within the first floor of the side gable would be altered to accommodate the proposal.

The proposed development would be constructed in materials to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to 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.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

Banbury Road comprises two storey semi-detached dwellings. There is some variance in terms of their roof profile and several houses within the vicinity have had two/single storey enlargements to the side.

The roof of the proposed extension would mirror the hipped-roof profile of the main dwelling to the front and its ridge would reach some 3.85m in height, standing level with the lower cill of the first floor windows. Furthermore, the external building materials of the extension would complement those of the existing dwelling and the extension would be of a size and scale that is subordinate to the size of the original property.

Access between the front and rear curtilage would be retained, allowing the storage of bins to the rear of the property and out of public view.

The scale and 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

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not "adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."

The extension would not project beyond the front and rear elevations of the host dwelling and therefore it is not considered to unduly harm surrounding neighbours through overshadowing, loss of outlook or loss of daylight.

Fenestration for the development is proposed as an up-and-over garage door to the front and a secondary window to serve the kitchen to the rear. The remaining side elevation would be blank. The property is located on a corner bend; consequently, the garden narrows to the rear. The proposed rear window would be sited in close proximity to the shared boundary with no. 13 Banbury Road, which is delineated by a 4ft tall timber fence. As a result, it would allow some overlooking of the rear garden of no. 13.

However, it is important to note that the existing rear elevation contains a large bay window to serve the kitchen and a set of glazed sliding doors to serve the dining room. Therefore, it is not considered that the proposed addition of a secondary kitchen window would result in a level of visual intrusion beyond that which currently exists.

It is considered that all habitable rooms would receive adequate natural light and that 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.

In light of the above, it is considered that the proposed extension would not have an unacceptable amenity impact upon the occupants of the host dwelling or neighbouring properties, in accordance with policies DM1 and P3 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:
 - Existing Layout and Elevations. Drg no. FO 05235838/1
 - Proposed Layout and Section. Drg no. FO 05235838/2
 - Proposed Elevations, Existing and Proposed Roof and Site Plan. Drg no. FO 05235838/3
 - Location Plan. Drg no. FO 05235838/4

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	14/07/2023	Signed: BM
Authorisation	26/07/2023	Signed: RC

Report Author Bob Melling