

Application Number:	23/00234/HOUS
Location:	5 Colwyn Avenue, Middleton, M24 1ER
Proposal:	Single storey front extension including alterations to existing porch - Retrospective
Applicant:	GARETH BOUGHEY
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. 5 Colwyn Avenue, a two-storey, semi-detached dwelling located in a residential area in Alkrington. The subject property faces east on to the highway, adjacent to no. 7 Colwyn Avenue to the north and adjoined to no. 3 Colwyn Avenue to the south. The house is set back from the road by approximately 4.5m by an existing front garden and driveway.

Description of Proposal

Retrospective permission is sought for a single storey front extension including a front porch. The existing property included a small front porch and recessed garage to the side. The proposed extension, which is substantially complete, has removed the recessed garage door and constructed a new wall approximately 0.8m further forward with a large window to match the existing lounge window. The development also includes a front porch that projects approximately 0.7m from the existing front elevation. This porch has a dual-pitched, gable-style roof set into the existing canopy roof, however the plans propose to amend this to a hipped roof design. The development is 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

Following concerns raised by the Council in respect of the design of the front porch, amended plans were submitted proposing the construction of a hipped roof as opposed to the 'as built' gable roof.

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.

Whilst there is a regularity to the pattern of built form along Colwyn Avenue, it is noted that there is not a significant degree of uniformity in respect of the visual aesthetics of the street scene. Unlike other properties on Colwyn Avenue, the subject

property includes stone cladding and render to the front elevation, with stone quoins to the front façade. This already creates a degree of visual contrast with the other properties on the street. Notwithstanding this, there is a pleasing rhythm to the pattern of built development in the streetscape.

The development as built would create unbalance between the pair of semi-detached dwellings, particularly in respect of the front porch extension. It is not considered to sit well with the established pattern of development of the area and would appear as an intrusive and discordant addition to the street scene to its detriment.

However, the proposed use of a hipped roof above the porch would appear much more in-keeping with the host property and would sit more comfortably in the street scene. Therefore, the development, as proposed, is not considered to be unduly dominant or overbearing when viewed within its context,

The existing bin storage arrangements to the front of the property would remain unchanged and are not considered to result in undue harm to the visual amenity of the public realm.

On balance, 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

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.”

Due to the siting of the proposed development, and the nature of the application site in relation to its closest neighbouring properties, it is not considered that the proposed development would give rise to any loss of residential amenity to the surrounding neighbouring properties by reason of visual intrusion, an overbearing impact or overshadowing.

For this reason, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The existing parking arrangements would remain unaffected by the proposed development. Therefore, the proposed parking arrangements are acceptable in accordance with policies T2 and DM1 of the Core Strategy.

Recommendation: Grant subject to the following condition

1. The permission relates to the following plans:
 - Location Plan
 - Original Existing Details From 2008 – 2022. Drg no. 22.3057.2A
 - As Built Details From October 2022. Drg no. 22.3057.3A
 - As Built With Additional Proposed Details. Drg no. 22.3057.4B
 - Existing & Proposed Block Plans. Drg no. 22.3057.5And 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.

2. Within 3 months of the date of this permission the roof of front porch hereby approved shall be constructed in accordance with the details shown on drawing no. 22.3057.4B and be retained as such thereafter.

Reason: In the interests of visual amenity and because the existing roof structure is not acceptable and to accord with policies P1, P3 and DM1 of 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 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
Report Completed	15/05/2023	Signed: BM
Authorisation	23/05/2023	Signed: RC

Report Author Bob Melling