

Application Number:	22/01118/HOUS
Location:	7 Rookway Middleton M24 1EB
Proposal:	Two storey and single storey rear extension including alterations to fenestration on existing side elevation and widening of driveway to front
Applicant:	Mr Steve Slater
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 relates to no.7 Rookway, a two-storey semi-detached dwelling situated on the Alkington Estate, a mature post-war housing estate in Middleton. The dwelling faces north towards the highway, adjoining to no.5 to the east, with no.9 adjacent to the west. The dwelling backs onto no.22 Uplands to the rear.

Description of Proposal

Permission is sought for a two storey and single storey rear extension including alterations to fenestration on the existing side elevation and the widening of driveway to accommodate two cars. The proposed extension would project 2.68m along the side boundary to the adjoining house (5 Rookway) and have a flat roof design at both levels. The single storey extension would have a maximum height of 3.31m and comprise two roof lights that would serve a dining area. The two storey extension would have a maximum height of 5.89m and would see the removal of the steep catslide roof design which forms a distinctive local style along the road.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Highways And Engineering

It would appear that adjoining properties have extended their driveway in a similar way to what is proposed within this application.

Although the proposed driveway would slope down to the existing adopted footway it would appear that its gradient is within acceptable parameters.

The widening of the driveway would require the extension of the existing vehicle access crossing along the full length of the properties frontage. This will require a separate approval from the Council as Highway Authority. The access crossing must be in place prior to the extended driveway being brought into use.

We would also ask that the driveway itself is SUDs compliant.

If the above requests can be accommodated Highways would raise no objection to this application.

Drainage

This application shows a driveway of more than 5 sq.m. and therefore a permeable driveway is required

Representations

Letters of notification were sent out to all surrounding properties, no responses were received.

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
G8	Managing water resources and flood risk
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

The plans were amended during discussions to improve the visual amenity of the driveway through the inclusion of a planting trough and wall to the front of the driveway and the provision of permeable surfacing to the driveway to reduce the impact of runoff onto the highway.

Assessment

Design: DM1 and P3

- ② The application proposes a two storey and single storey flat roof extension to the rear of the property. It is recognised that particularly for two storey extensions, pitched roof development would generally comprise a better quality design, but when looking at the context of the site, consideration must be given the relatively limited public visibility of the development, which would be sited to the rear of the property. Additionally, although each application must be decided on its own merits, it is also recognised that there are flat roof two storey extensions to a number of the neighbouring properties including nos. 9 and 13 Rookway.
- ② Looking at the proposed development it is considered that the visual impact of the proposals will be minimal given that the extensions would be sited to the rear of the dwelling. Also, the extensions would be obscured from wide ranging views due to the afore mentioned, flat roof side enlargement to no.9 Rookway. The impact of the extension on the character and appearance of the street scene is therefore negligible and subsequently acceptable in this regard.
- ② The proposal would be constructed with the design principles of the host dwelling in mind; matching render is used to the elevations and aluminium windows and doors to the rear are considered an attractive addition. Whilst it is accepted that the flat roof would not correspond with the existing roof form and would result in the removal of the catslide roof, it is not considered to detract significantly from the character of the property, particularly when viewed from the surrounding street scene.
- ② The design of the driveway was amended during discussions to improve the visual amenity by incorporating a planting trough which would be enclosed by a 600mm high wall. With this amendment the visual appearance of the driveway would be softened through the removal of an entire frontage of hardstanding and this would subsequently provide an acceptable appearance within the street scene.
- ② In conclusion, 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

- ② By virtue of its siting, size and design, it is considered that there would be no undue loss of residential amenity for adjacent occupiers with regards to privacy, overshadowing or overbearing impact.
- ② The proposal would retain most of the rear outdoor amenity space as it exists.
- ② 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

- ② The proposed parking arrangements would increase the parking available at the property to two car parking spaces and would therefore adhere to appendix 5 of Policy T2 of the CS.

Drainage: DM1 and G8

- ☐ The application proposes the provision of additional hardstanding with the proposed extension to the driveway. The original plans identified that this would be surfaced with stone setts. Through consultation with the Council's Drainage Officer it has been determined that the driveway should be sustainably drained, either through the provision of a permeable surface or the provision of a natural drainage source within the site. The plans have subsequently been amended to confirm provision of a permeable surface. This is considered acceptable in respect of policy G8 of the Core Strategy.

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:

- Proposed Rear + Side B Elevations. Drg no. LP2217_4_301. Rev A
- Proposed Front + Side A Elevations. Drg no. LP2217_4_300. Rev A
- Existing Rear + Side B Elevations. Drg no. FF2103-3-111
- Existing Front + Side A Elevations. Drg no. FF2103-3-110
- Proposed Floor Plans. Drg no. LP2217_4_200. Rev A
- Proposed Roof Plan. Drg no. LP2217_4_201. Rev A
- Existing Roof Plan. Drg no. FF2103-3-101
- Existing Floor Plans. Drg no. FF2103-3-100
- Block Plan. Drg no. FF2103-3-002
- Location Plan. Drg no. FF2103-3-001

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. The extended driveway shown on drawing no. LP2217_4_200. Rev A shall be first surfaced solely in permeable materials and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy,

saved Policy EM/7 of the adopted Rochdale Unitary Development Plan 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	24/11/2022	Signed: BM
Authorisation	24/11/2022	Signed: RC

Report Author Bob Melling