

Application Number:	24/00756/HOUS
Location:	94 Kenyon Lane, Middleton, M24 2ET
Proposal:	Single storey side and rear extensions (Retrospective)
Applicant:	Ms Miu Yin Chan
Case Officer:	Bob Melling
DETERMINATION DATE 16.01.2025	EXT OF TIME 31.01.2025
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Amendments were sought to block up the window within the south-facing side window.

Summary of comments from neighbours, consultees and Planning Panel

3 objections were received which raised concerns around loss of privacy, impact on outlook, construction and fire safety. Concerns around privacy and outlook will be assessed under the 'Amenity' section of the report, however concerns regarding construction and fire safety are not a material planning consideration. This should be addressed by a registered building inspector and the Council's Building Control Department have been notified of the development.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

While the use of a flat roof is less than ideal, it is not considered that this alone would warrant the refusal of the application. The pairs of semi-detached dwellings along the building line are tightly packed meaning the extension only projects approximately 1.8m from the original side elevation. Further, it is set back 2.3m from the main front wall. These factors significantly reduce the prominence of the extension when viewed from Kenyon Lane. On this basis, it is not considered that the design of the extension would result in undue harm to the character of the area.

Although the extension is currently finished in uPVC cladding, the application form indicates that the extension will be finished in matching brickwork. A condition will be required to ensure that this change to materials is undertaken within a specified time period.

The design of the proposal is acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PpE and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed extension measures 3m from the original rear elevation and complies with the projection limit for single-storey rear extensions outlined in Section 5.6 of the SPD. Therefore, it is not considered that the extension results in an undue loss of light or outlook for the neighbouring dwellings.

While the extension currently includes a secondary window within the south-facing side elevation which directly overlooks the rear garden of no. 96 Kenyon Lane, the

plans have been amended to indicate that this window will be removed. This is considered to provide acceptable mitigation and a condition is attached to ensure this window is removed.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Grant subject to the following conditions

1. This permission relates to the following plans:

- Location Plan
- Existing Drawings (Planning). Dwg no. A1-002a. Rev A
- Proposed Drawings (Planning). Dwg no. A1-002b. Rev B. Submitted on 24/01/2025

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

2. Within 6 months of the date of this permission the uPVC cladding shall be removed from the extension walls and replaced with brickwork to match the original building as stated in the planning application form.

Reason. In the interests of visual amenity and to ensure timely removal of the unauthorised cladding, in accordance with policies P3 and DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

3. Within 6 months of the date of this permission the window in the side elevation of the extension facing south shall be removed and replaced with brickwork to match the original building.

Reason: In the interests of residential amenity and to ensure timely replacement of the unauthorised window in accordance with policy 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	27/01/2025	Signed: BM
Authorisation	28/01/2025	Signed: RC

Report Author Bob Melling