

Application Number:	23/00891/HOUS
Location:	133 Kingsway, Middleton, M24 1HP
Proposal:	Single storey side and rear extension including increase in height of existing side extension following demolition of existing single storey rear extension
Applicant:	Mrs Sophie Kinniburgh-Dickie
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. 133 Kingsway, a two-storey, semi-detached dwelling located in Alkrington. The applicant dwelling faces south towards the highway, adjoining no. 135 Kingsway to the east and no. 131 Kingsway to the west. The dwelling is set back some 6 metres from the highway with a front porch and an attached link garage formed with a party wall. It is faced to the front by no. 88 Kingsway and to the rear, there is a large private garden which extends approximately 20m to the rear boundary of the curtilage.

Description of Proposal

Permission is sought for a single storey rear extension that would have a maximum projection of 4.65 metres from the rear elevation of the original build. It would have a maximum height of 2.92 metres and the northwest corner of the extension would be chamfered. Fenestration for the development is proposed as a set bi-fold doors to the rear and four roof lights. The application also proposes an increase to height of the existing side garage to match the neighboring roof height. Materials for construction are proposed as render and a grey EPDM rubber membrane roof with brickwork (DPC), uPVC cladding and uPVC frames 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 and 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

Policies DM1 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design. In addition, paragraph 126 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development and paragraph 130 states that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The proposed extension would have a proportionate scale and an appropriate roof design that is in-keeping with the host dwelling. Whilst the chamfered northwest corner would appear slightly contrived, this aspect of the design would not be publically visible and is not considered to result in undue harm to the character of the host dwelling or street scene.

The proposed use of render would not be in-keeping with the existing material palette, however it is noted that the render would not be publically visible and therefore the character of the host dwelling would not be unduly harmed. The use of render would also be consistent with the material used on the neighbouring property, no. 131.

The proposed increase in height of the flat roof of the existing attached garage is considered to be a minor alteration that would not unduly harm the character of the host dwelling or street scene. The plans show that to accommodate the increased height the walls would be increased. Proposed materials would comprise a mix brick to match existing and white uPVC cladding. The uPVC cladding would also replace the existing timber cladding and would match the existing uPVC cladding to the porch. This is considered acceptable where the materials would match those already used on the host dwelling and the adjacent property.

In light of the above assessment, it is considered that the proposed development would accord with policies P3 and DM1 of the Rochdale Core Strategy, the SPD and the relevant provisions of the revised 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.”

Paragraph 5.6 of the SPD provides the following maximum standard for single storey rear extensions; “for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”

Paragraph 5.7 states, “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 is set 0.345 metres from the common boundary with no. 131 Kingsway and tapers 45 degrees inwards at a point 3.33 metres along the common boundary. This is in accordance with the SPD and it is not considered that the proposed development would have an undue overbearing or overshadowing impact on no. 131 Kingsway.

No. 135 Kingsway benefits from an existing single storey rear extension set against the common boundary with the applicant dwelling. The proposed extension would project 1.91 metres beyond the rear wall of the neighbouring rear extension. This is in accordance with the SPD and it is not considered that the proposed development would have an undue overbearing or overshadowing impact on no. 135 Kingsway.

The submitted plans confirm that all habitable rooms would receive a sufficient amount of natural light in addition to the retention of suitably sized rear garden.

In light of the above assessment, the proposed development would not unduly impact on the amenity of the occupants of the applicant dwelling or any neighbouring dwellings in accordance with policies DM1, 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:

- Location Plan. Dated 11/08/2023
- Existing Site Plan. Drg no. 764-01
- Existing Ground Floor Plan. Drg no. 764-02
- Existing First Floor Plan. Drg no. 764-03
- Existing Elevations. Drg no. 764-06
- Proposed Site And Block Plan. Drg no. 764-07
- Proposed Ground Floor Plan. Drg no. 764-08A
- Proposed First Floor Plan. Drg no. 764-09A
- Proposed Elevations. Drg no. 764-12C

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. 764-12C.

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	10/10/2023	Signed: BM
Authorisation	11/10/2023	Signed: RC

Report Author Bob Melling

