APPLICATION NUMBER: 20/01605/HOUS

Application Number:	20/01605/HOUS
Location:	28 Searness Road Middleton M24 4JQ
Proposal:	Single storey front and rear extension, including addition of ground floor window to side elevation following removal of existing door
Applicant:	MR Omeregbe Igbinehi
Case Officer:	Emily Sykes
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 refers to no.28 Searness Road, a two storey semi-detached dwelling located on architecturally similar street in West Middleton. The dwelling faces south on to the highway, situated opposite a row of terraced dwellings of the same visual design to the host dwelling. The property is adjoining to no.30 to the east and adjacent to no.26 to the west. The rear boundary of curtilage borders the rear garden of no.4 Fairbank Drive and is also to the rear of the dwellings on Lingmoor Close.

Description of Proposal

The application proposes a single storey front extension which will facilitate a porch. The proposed development also features a single storey rear extension and the addition of a ground floor window to the existing side elevation after the removal of the existing door. This proposed window will serve a bedroom. The proposed development will be constructed with matching materials to the host dwelling.

The proposed single storey front extension will project 1.2m from the front of the host dwelling and will be constructed with a pitched roof. It will feature a door and windows which will be situated across with front and side elevations.

The proposed single storey rear extension projects 3m from the rear of the host dwelling. It will be constructed with an appropriately placed gable roof design which will feature two roof lights. The proposed rear elevation will feature with patio doors and a large window.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and no representations were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

The projection of the proposed single storey rear extension was reduced from 4m to 3m to ensure the neighbouring occupiers' amenity was not unduly harmed.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling and is therefore considered to be in keeping with the design language of the property.

It is considered that due to its scale and positioning, the proposed development appears subservient to the host dwelling and therefore does not overwhelm its character. The proposed roof designs are considered to be in keeping with the visual amenity of the host dwelling. The proposed fenestration is considered to be appropriate within its size and positioning and is in keeping with the design language on the host dwelling.

Paragraph 3.12 of the SPD states that residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. The applicant dwelling currently stores bins to the front of the dwelling, alike to the neighbouring properties. This is therefore not considered to unduly harm the character of the street scene.

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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 5.6 of the Guidelines and Standards for Residential Development SPD states that for attached properties, single storey rear extensions should not extend past a point 3 metres along the common boundary measured from the rear elevation of the adjoining dwelling. The proposed single storey rear extension has a maximum projection of 3m and is therefore not considered to unduly harm the amenity of the neighbouring occupiers.

The single storey front extension has a limited projection and is therefore not considered to cause any harm to the amenity of the neighbouring dwellings.

Paragraph 4.1 of the SPD states that all new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. The proposed development features the addition of a ground floor window to the side elevation of the host dwelling which will serve a proposed bedroom. It is not considered that this will result in undue harm to the privacy of the applicant or neighbouring dwelling. However, due to the window's positioning on the side elevation of the dwelling located close to the shared boundary of curtilage with no.26 Searness Road, it is important to consider whether this will result in harm to the daylight and outlook for the applicant property. The proposed window serves a

bedroom which, although a habitable room, is not considered to need an abundance of light. Furthermore, whilst light and outlook may be limited from the proposed bedroom, it is considered that there is a sufficient gap between the two dwellings to ensure that the amenity of the room is not unduly harmed.

Therefore, by virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers.

It is therefore considered that the proposal would unduly harm 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

Due to the limited projection of the single storey front extension, the existing off road parking to the front of the dwelling is not harmed. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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. This permission relates to the following plans:

   - 002 – Rev. 001 (Date – 03/03/2021)
   - 002 – Rev. 002

   and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, 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	08/03/2021	Signed: ES
Authorisation	11/03/2021	Signed: AT

Report Author Emily Sykes