

APPLICATION NUMBER: 24/00205/HOUS

Application Number:	24/00205/HOUS
Location:	2 Manesty Close, Middleton, M24 4SA
Proposal:	Two storey side extension
Applicant:	Mr Wajira Mirihanage
Case Officer:	Bob Melling
DETERMINATION DATE 26.04.2024	EXT OF TIME 17.07.2024
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 relates to no. 2 Manesty Close, a two-storey, detached dwelling located on a modern residential estate in Middleton. The application property occupies a corner plot at the junction of Lingholme Drive and Manesty Close; a small cul-de-sac serving 10 dwellings. It faces the highway to the northwest, is adjacent to no. 6 Lingholme Drive to the southeast and no. 4 Manesty Close to the northeast, No. 1 Manesty Close mirrors the application property and is located on the opposite side of the cul-de-sac to the northwest. The rear elevation of the application property abuts the common boundary shared with no. 6 Lingholme Drive, meaning the main garden space is located to the side of the application property.

Description of Proposal

Permission is sought for a two-storey side extension that would project 3.6m from the existing northeast-facing side elevation. It would be set back 0.675m from the main front wall with the ridgeline set down accordingly. Materials for construction are proposed 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) – December 2023
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Amendments were sought to set back the extension from the front elevation and include a window within the front elevation at ground floor level. A further amendment was sought to reduce the width of the side extension in order to improve the overall proportionality.

Assessment

Design: DM1 and P3

- ☐ Paragraph 135 of the NPPF requires new development to be *“visually attractive as a result of good architecture, layout and appropriate and effective landscaping”* in addition to ensuring they are *“sympathetic to local character.”*
- ☐ Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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 in general.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
- ☐ The proportionality of the existing dwelling is designed around the two-storey front entrance feature. Whilst the proposed side extension would somewhat unbalance the front façade given its substantial width, it is noted that attempts have been made to mitigate this by setting the extension back from the main front wall. It is also acknowledged that a further reduction in width would be detrimental to the living conditions of the first floor accommodation.
- ☐ Whilst less than ideal, it is considered that the extension would demonstrate a sufficient degree of subservience to the host property and would not unduly harm to the character of the either the host property or the surrounding street scene.
- ☐ Lastly, the proposed extension includes appropriate window detailing and the use of matching materials is considered acceptable.
- ☐ The design of the proposal is therefore acceptable on balance and accords with policies DM1 and P3 of the Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under policy DM1 of the Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ Whilst the extension would exceed the projection limits for two-storey extensions by approximately 1.1m in relation to no. 6 Lingholme Drive, it is noted that the application property is located on significantly lower ground than no. 6. Furthermore, there is an attached garage to the side of no. 6 which means that there is a separation distance of approximately 4.14m between the true rear elevation of no. 6 and the shared boundary with the application property. Lastly, it should be noted that the proposed extension would be positioned to the northwest of no.6. On the basis of these site specific facts and circumstances, it is not considered that the proposed

extension would result in an undue loss of light, outlook or overbearing impact for the current or future occupants of no. 6 Lingholme Drive.

- ② The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ② The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policy 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 28/02/2024.
- Existing Ground Floor layout. Drawing no. PL-01.
- Existing First Floor layout. Drawing no. PL-02.
- Existing Front Elevation. Drawing no. PL-03.
- Existing Rear Elevation. Drawing no. PL-04.
- Existing Side Elevation. Drawing no. PL-05.
- Existing Side Elevation. Drawing no. PL-06.
- Proposed Ground Floor layout. Drawing no. PL-07. Rev C.
- Proposed First Floor layout. Drawing no. PL-08. Rev B.
- Proposed Front Elevation. Drawing no. PL-09. Rev C.
- Proposed Rear Elevation. Drawing no. PL-10. Rev B.
- Proposed Side Elevation. Drawing no. PL-11.
- Proposed Side Elevation. Drawing no. PL-12. Rev B.
- Existing & Proposed Site layout. Drawing no. PL-13. Rev B.

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.

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	12/07/2024	Signed: BM
Authorisation	17/07/2024	Signed: RC

Report Author Bob Melling