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|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b>              | 24/00221/HOUS                                                                                                                                      |
| <b>Location:</b>                        | 9 Midgley Drive Rochdale OL16 4QG                                                                                                                  |
| <b>Proposal:</b>                        | Part two storey and part single storey rear extension, alteration to roof of existing rear extension and insertion of 1no window to side elevation |
| <b>Applicant:</b>                       | Mrs Shahana Begum                                                                                                                                  |
| <b>Case Officer:</b>                    | Chelsea Petrillo                                                                                                                                   |
| <b>DETERMINATION DATE</b><br>30.04.2024 | <b>EXT OF TIME</b><br>N/A                                                                                                                          |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>                                                                                                                 |

|                   |                                               |           |
|-------------------|-----------------------------------------------|-----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>NO</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>NO</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>NO</b> |

|                 |                                          |           |
|-----------------|------------------------------------------|-----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>NO</b> |
|                 | <b>Neighbour comments received?</b>      | <b>NO</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>NO</b>  |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>N/A</b> |

### **Location**

9 Midgley Drive is a two storey detached property within the Balderstone and Kirkholt ward of Rochdale. The property is substantially larger than the properties sited within the immediate and adjacent street scenes and sited approx. 18m from the adjacent highway with an unorthodox layout to which it benefits from generous amenity space, an attached garage and a single storey rear extension.

The principal elevation directly faces the highway to which the northern elevation faces the rear garden of no.7 Midgley Drive and the plot sits between no.11 Midgley Drive and no.10 Nall Gate. The rear curtilage borders no.24 Apple Tree which sits perpendicular to the application property.

### **Description of Proposal**

Permission is sought for a part single / part two storey side and rear extension projecting 4.2m from the rear elevation at both ground and first floor level and 1.4m from the eastern elevation at ground floor level.

The roof of the existing single storey rear extension is to be altered from pitched to a lean-to roof and there is to be the insertion of 1no upper floor window to the eastern side elevation hosting an en-suite bathroom.

Materials are to match and the roof forms are to be consistent with that present on the host dwelling.

A previous attempt at obtaining planning permission was refused in February 2024 for a similar scheme with additional elements to the front and side of the dwelling. The development as a collective was considered incongruous and did not sympathetically relate to the host property or wider street scene. Much of these elements have been removed however, the development to the rear remains the same.

### **Relevant History**

02/D40539

First floor side extension to dwelling  
**Granted** Sept 2002

04/D3269

Single storey side extension to dwelling including demolition of existing conservatory  
**Granted** May 2005

23/01334/HOUS

Part single storey, part two storey rear and side extension. First floor side extension, single storey front porch extension, alterations to fenestration on the west side elevation and insertion of 2no windows to eastern elevation  
**Refuse** February 2024

1. By virtue of its scale, siting and design, the development as a collective would represent overdevelopment of the plot and be incoherent to its siting within the street scene therefore undermining the existing surrounding dwellings. The development would detrimentally increase the massing of the dwelling and fails to achieve a high standard of design. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework
2. By virtue of its scale and siting, the proposed first floor addition above the existing garage would pose an unacceptable overbearing impact to the rear garden of no.7 Midgley Drive. Furthermore, the principal window hosting bedroom 4 would not accord with section 4 Space Standards of the SPD therefore posing a poor standard of living room the host occupiers by presenting a low degree of both light and outlook to a habitable room. As such, the proposed development would fail to accord with the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

### **Township/Member comments**

None Applicable

### **Consultee responses**

None Applicable

## **Representations**

Letters of notification were sent to surrounding properties. No representations were received.

## **Policy**

### **National**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

### **Sub-Regional**

Places for Everyone Joint Development Plan (PfE) 2024:

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 21<sup>st</sup> 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 19<sup>th</sup> October 2016. The following policies are relevant:

**P3**                    Improving Design of New Development

**DM1**                General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

## **Amendments**

None Applicable

## **Assessment**

**Design:** DM1 and P3

Policy DM1 of the Core Strategy states new development should be of high quality design and take the opportunity to enhance the quality of the area.

The development as a collective is considered to demonstrate good design principles to be in keeping with the main dwellinghouse. The two storey extension to the rear would project a sensible distance relative to the depth of the main house and would not surpass the existing projection of the single storey rear extension therefore sympathetic to existing additions. Subservience is demonstrated by virtue of a 0.8m set down from the existing roof ridge.

Owing to its rear location, the development will not be readily visible from public viewpoints therefore not considered to impact upon the existing street scene. The development to the side of the dwelling is considered discreet in both scale and siting and would follow the design of existing side extensions to dwellings on this particular row of properties.

Materials are to match that on the host dwelling and both window proportions and roof form are considered sympathetic to the existing build.

Bin storage would remain acceptable where it is stored to the sides of the dwelling and out of common viewpoints.

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**

The SPD states extensions and alterations to existing properties should be carefully designed to protect the amenity of the occupants of adjoining properties as well as satisfying section 4 Space Standards.

Paragraph 5.9 sets out maximum projection distances in reference to two storey rear extensions and is therefore relevant;

*Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)*

When measured along the common boundary in reference to both adjacent properties, no.11 Midgley Drive to the west and no.10 Nall Gate to the east, the two storey rear element of the proposal would be in accordance with the above guideline.

The SPD does not set out explicit guidance relevant to side extensions however, given the nature of that proposed under this application, by virtue of its size and siting, the single storey side extension is not considered to negatively impact upon existing residential amenity.

Section 4 sets out separation distances for the provision of principal windows hosting habitable rooms to which it the following points are relevant;

- (i) *21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;*
- (ii) *14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room*

It is noted the proposed side facing window to the eastern elevation which would directly face the side elevation of no.10 Nall Gate at an approx. separation distance of 5.4m is not a principal window to a habitable room therefore does not warrant amenity protection.

The upper floor principal window hosting a bedroom is not considered to present any overlooking to the adjoining rear gardens to the east and west by virtue of the existing rear principal windows. However, with reference to the above separation distances, the principal window would host a separation distance of approx. 14.5m from the blank side elevation of the adjacent property to the rear, no.24 Apple Tree Way and would be 13.8m from the rear curtilage boundary therefore in accordance with the above guidelines and therefore not considered to pose an overlooking impact to the adjacent rear garden.

Occupier amenity is not considered to be of any concern following implementation as all habitable rooms would receive adequate light and outlook, post development. A functional rear garden layout it to also be retained for the enjoyment of the occupiers.

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.

**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:
  - 2006 v 2 Existing and Proposed Layout
  - 2006 v 2 Proposed Layoutand 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.

|                         | <b>Date</b> | <b>Officer</b>    |
|-------------------------|-------------|-------------------|
| <b>Report Completed</b> | 12.04.2024  | Signed: CPetrillo |
| <b>Authorisation</b>    | 30.04.2024  | Signed: TH        |

Report Author Chelsea Petrillo