

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00947/FUL

CASE OFFICER

Bob Melling

DETERMINATION DATE 15.12.2024 **EXT OF TIME** N/A

Address: 79 - 81 Rowrah Crescent, Middleton, M24 4WR

Proposal: Part two-storey, part single-storey rear extension to ground and first floor flats with Juliet balcony at first floor level and installation of ground and first floor windows to south-western elevation.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT SUBJECT TO CONDITIONS

CHECKED AND SIGNED OFF BY:

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DATE: 05.12.2024

SITE

This application relates to an end-terrace property fronting Rowrah Crescent in Middleton. The property comprises two flats (nos. 79 and 81) and adjoins no. 83 Rowrah Crescent to the southeast. Adjacent to the southwest is no. 65 Rowrah

Crescent, which is set behind the application property. The rear boundary of the curtilage borders open farmland.

PROPOSAL

Permission is sought for a part two-storey, part single-storey rear extension that would infill the southern corner of the building, set against the common boundary with no. 83 Rowrah Crescent. The proposed extension would have a first floor depth of 2.4 metres and a ground floor depth of 3.1 metres. It would be constructed in materials to match those used in the exterior of the host dwelling and it would include a Juliet balcony facing southwest. The proposals also include the installation of two new windows within the existing southwest-facing side elevation.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

P3 Improving design of new development
T2 Improving accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification were sent to surrounding properties and one letter of objection was received in response to the proposed development. The letter raised the following concerns:

- Loss of privacy.
- Loss of light.

Officer's response: Amended plans have been sought to address these concerns.

- Impact on character of the area.

Officer's response: This will be addressed in the 'Design' section of the report.

ANALYSIS

Design

CS Policies DM1 and P3 require development proposals to demonstrate high quality design.

No concerns are had regarding the design of the proposed extension, which would be in-keeping with the host dwelling and subservient to it. The extension would infill the southern corner of the dwelling, which is not visible from any public vantage points. Therefore, it is not considered that the extension would unduly harm the character of the street scene, or the host property.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Amenity

CS Policy DM1 requires that proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Sections 5.6 and 5.9 of the Council's SPD for residential development outline projection limits for ground and first floor rear extensions. The proposals have been amended to ensure compliance with this guidance. At first floor level the extension has a projection of 2.4 metres (reduced from 4 metres) and at ground floor level the extension has a projection of 3.1 metres (reduced from 4 metres). Moreover, the extension is set 0.15 metres from the shared boundary with no. 83 Rowrah Crescent. Therefore, it is not considered that the proposed extension would result in an undue loss of light or outlook for the occupiers of no. 83 Rowrah Crescent.

While it is acknowledged that balconies can result in adverse overlooking when located in close proximity to a shared boundary, it should be noted that the proposed balcony is a Juliet balcony with a glass balustrade that would directly face the open farmland to the rear. Furthermore, the existing kitchen at first floor level includes a window facing southeast which directly overlooks the rear garden of no. 83 Rowrah Crescent at a distance of approximately 2.3 metres. On this basis, it is not considered that the proposed Juliet balcony would result in an undue loss of privacy for surrounding occupiers.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample 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.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with CS 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 26/09/2024
- Existing Plan. Dwg no. NA-P01
- Proposed Plan. Dwg no. NA-P02. Rev B
- Existing and Proposed Site Plans. Submitted on 25/11/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan 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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure 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.

Report Author Bob Melling