

Application Number:	23/01239/HOUS
Location:	4 Rookway, Middleton, M24 1EB
Proposal:	Single storey side extension and alterations to fenestration
Applicant:	Ms Michelle Smithies
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

The application refers to no. 4 Rookway, a two storey, semi-detached dwelling located in Middleton. The application property faces the highway to the south, is adjoined by no. 2 Rookway to the east and is adjacent to no. 6 Rookway to the west. The ground levels rise slightly in an east-west direction, with the result that no. 6 Rookway is sited on higher ground than no. 4 Rookway. The application property is constructed in white pebble dash render, ridged concrete roof tiles and white uPVC.

Description of Proposal

Permission is sought for a single-storey side extension that would project approx. 2m from the existing side elevation with a length of approx. 8m. The extension would have a maximum height of approx. 3.56m, a height to eaves of approx. 2.45m and include two roof lights. The proposals also indicate several alterations to the existing fenestration including the replacement of the existing patio doors to the rear with bi-folding doors, the removal of the existing secondary window to serve the bedroom on the west-facing side elevation and the relocation of the main bedroom window on the west-facing side elevation, which would be converted into a bathroom. Materials for construction are proposed to match existing.

Relevant History

<u>21/01702/HOUS</u>	Two-storey side extension, single-storey rear extension, side dormer and alterations to fenestration on front, side and rear elevations Decision: Grant subject to conditions.
<u>22/01456/ANM</u>	Non material amendment to planning permission 21/01702/HOUS for alteration to roof of the two-storey side and rear extension and alteration to fenestration on all elevations Decision: Withdrawn.
<u>22/01547/HOUS</u>	Two storey side and rear extension, first floor rear extension, side dormer and alterations to fenestration on front, side and rear elevations - Resubmission of 21/01702/HOUS Decision: Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the surrounding neighbours. No letters of representation 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

- ☐ Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.
- ☐ 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 extension would be of a single-storey form that would appear subservient to the host dwelling. It would have an appropriate scale and roof design which would appear in-keeping with the host dwelling.
- ☐ The proposal includes the use of materials to match those of the host dwelling and is considered to be acceptable in this regard.
- ☐ Access between the front and rear is retained, meaning bins can be stored out of public view and in accordance with Paragraph 3.12 of the SPD.
- ☐ 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 development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ The existing property contains a number of windows to the west elevation serving the kitchen to the ground floor and a bedroom to the first floor. The proposed single-storey side extension would include a window to serve the W/C on the west-facing side elevation and a window to serve the kitchen on the north-facing rear elevation and in the process, remove the existing side facing kitchen windows and alter the layout to the first floor. The new WC would be significantly obscured by the existing detached garage and the rear facing kitchen window would measure some 10.7m to the directly facing boundary of the curtilage. On this basis, it is not considered that the proposed fenestration would result in an undue loss of privacy for surrounding neighbours.
- ☐ There are no concerns regarding the alterations to existing fenestration but given a large family bathroom is proposed at first floor level, obscure glazing should be sought through condition.
- ☐ The proposed extension would face the side elevation of no. 6 Rookway, which includes several windows; none of which are the principal windows to habitable rooms. Notwithstanding, it is not considered that the proposed development would overshadow or have an overbearing impact on these windows, particularly given the rise in ground levels in an east-west direction.

- ☐ Taken as a whole, the proposed development would not result in significant harm to the amenity of the neighbouring 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.
- ☐ In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers 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:
 - Existing Plans. Drg no. CM319 EX 01
 - Proposed Plans. Drg no. CM319 PL 01g
 - Existing Elevations. Drg no. CM319 EX 02
 - Proposed Elevations. Drg no. CM319 PL 02g
 - Location Plan, Existing and Proposed Block Plan and Site Plan. Drg no. CM319 PL 03a

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

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the bathroom window in the west facing side elevation on the first floor shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy 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	04/01/2024	Signed: BM
Authorisation	29/01/2024	Signed: RC

Report Author Bob Melling