

Application Number:	23/01081/HOUS
Location:	7 Mere Avenue, Middleton, M24 1LH
Proposal:	Erection of detached annexe.
Applicant:	Mrs Lauren Davies
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 7 Mere Avenue, a two-storey, semi-detached dwelling located in Middleton. The dwelling is adjoined by no. 5 Mere Avenue to the west, adjacent to no. 9 Mere Avenue to the east, and faces the highway to the south. The rear boundary of the curtilage borders the recreational open space associated with Alkrington Primary School.

Description of Proposal

Permission is sought for a single-storey detached outbuilding with a lounge and en-suite shower room. The proposed outbuilding would be located within the rear garden; approx. 5.5m from the rear elevation of the main dwelling with its rear elevation set against the western boundary of the curtilage. It would have a footprint of 5.7m by 4m and a flat roof with a height of 2.5m. Fenestration for the development is proposed as a window on the south-facing side elevation to serve the en-suite and a set of patio doors with glazed side panels on the east-facing front elevation to serve the lounge. Materials for construction are proposed as stained timber cladding to the walls with a red brick DPC, a grey rubber roof and black uPVC frames.

Relevant History

23/01116/CPL

Certificate of lawfulness for a proposed single storey rear extension, proposed rear dormer including alteration of roof from hip to gable and addition of three roof lights to front roof slope.

Decision: **Grant**

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 1 neutral representation was received in response to the proposed development requesting access to the plans.

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

An amendment was sought to change the proposed walling materials from grey composite cladding to stained timber cladding.

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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.”*

The plans confirm that the ancillary outbuilding would serve as a lounge and en-suite shower room. It is noted that the proposed outbuilding would be constructed in stained timber cladding and a grey rubber roof. Given that these materials and colours are typical of what would be expected within the garden of a residential area, the appearance of the outbuilding is considered to be acceptable. The outbuilding would feature a maximum height of 2.5m and would be somewhat screened by the existing boundary treatments and vegetation. On this basis, the outbuilding is considered to be a subservient addition to the host property and would not feature a scale and massing which would unduly harm the character and appearance of the wider street scene.

In view of the above assessment, the design of the proposal is therefore acceptable and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*

The proposed outbuilding would contain fenestration on the front and side elevations, facing east and south respectively. The proposed patio doors to the front elevation would measure approx. 4.1m to the common boundary with no. 9 Mere Avenue. They would not directly face the adjacent dwelling. While the patio doors would directly face the rear garden of no. 9 Mere Avenue, it is noted that visibility into the neighbouring garden would be reduced due to the existing boundary treatment. Furthermore, it is noted that the neighbouring properties have large rear gardens with a length of approx. 24m. This would further mitigate any undue overlooking or overbearing impact.

The proposed en-suite window would measure approx. 6.5m to the rear elevation of the adjoining dwelling, no. 5 Mere Avenue. To avoid any undue loss of privacy between the properties, a condition is attached to ensure the use of obscure glazing.

The length of the outbuilding would extend along a 5.7m section of the common boundary with no. 5 Mere Avenue, where it would be set against a timber fence of approx. 1.2m in height. While the proposed outbuilding would likely result in some loss of early morning sun, particularly in the summer months, it is noted that the outbuilding would have a flat roof with a maximum height of 2.5m. Moreover, it is considered that the proposed use of timber cladding would soften the visual impact of the outbuilding when viewed from the neighbouring properties. Given that an ancillary outbuilding of this height and scale could likely be constructed under Class E of the General Permitted Development Order (GPDO), where the LPA would have no control over the materials, it is not considered that a refusal could be substantiated on these grounds.

The plans confirm that the outbuilding would receive an adequate amount of natural light and that sufficient garden space of a functional layout would be retained. As

such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, 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. The permission relates to the following plans:
 - Location Plan. Dated 02/10/2023
 - Existing Site Plan and Elevations. Drg no. 765-14B
 - Proposed Site Plan And Elevations. Drg no. 765-15A
 - Existing And Propose Block Plans. Drg no. 765-16A

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 be similar to those specified on drawing number 765-15A.

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 hereby permitted the proposed 'En-Suite' window on the side elevation facing south 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 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	11/12/2023	Signed: BM
Authorisation	12/12/2023	Signed: RC

Report Author Bob Melling