APPLICATION NUMBER: 22/00602/HOUS

Application Number:	22/00602/HOUS
Location:	10 Malvern Road Middleton Rochdale M24 1GA
Proposal:	Single storey rear and side extension
Applicant:	Mr and Mrs Stephen and Louise Oxley Parnell
Case Officer:	James Bridgman
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

This application refers to no.10 Malvern Road, a two storey semi-detached property located in a residential area in Middleton. The dwelling consists of red brick and grey roof tiles. The site benefits from a flat roof two storey side extension with ground floor garage.

Description of Proposal

Permission is sought for a single storey side and rear extension. The extension tapers alongside the shared boundary with no.8 and has a rear projection of 3m. The extension has a hipped roof with three roof lights and a set of patio doors on the rear elevation. It would be constructed in red brick and grey roof tiles to match the materials of the existing dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses
N/A

Representations
Letters were sent to all surrounding neighbours and no representations were received.

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 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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

- The proposal includes the use of materials to match the existing dwelling and is therefore considered to be in keeping.
- Whilst the extension has a tapered edge, it only single storey and would be screen from public viewpoint by the existing two storey side extension.
- The scale of the rear extension is acceptable with an appropriately placed hipped roof.

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
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 rear extension is in accordance with section 5.6 of the SPD which outline a maximum projection of 3m to attached properties in respect to the impact on the adjoining neighbour.
- The applicant dwelling and adjacent neighbour no.8, very slightly angle towards one another. The neighbour has a garage close to the shared boundary with a window to a non-habitable room.
- When measuring from a point along the common boundary in line with the rear elevation of the neighbour, the extension does not project further than 3m. As such, the proposal would not unduly impact the amenity of the adjacent neighbour.
- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

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 Site, Block and Location Plans: 556-01
- Existing Ground Floor Plan: 556-02
- Existing Roof Plan: 556-03
- Existing Elevations: 556-04
- Proposed Site, Block and Location Plans: 556-05
- Proposed Ground Floor Plan: 556-06
- Proposed Roof Plan: 556-07
- Proposed Elevations: 556-08

   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.

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	22/06/2022	Signed: JB
Authorisation	23/06/2022	Signed: AT

Report Author James Bridgman