

Application Number:	23/00781/HOUS
Location:	181 Hereford Way, Middleton, M24 2NJ
Proposal:	Side and rear single storey extension and rear decking
Applicant:	Mr John Morgan
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 site relates to no. 181 Hereford Way, a two storey, semi-detached dwelling on the western side of Hereford Way, Middleton. The applicant dwelling adjoins no. 183 Hereford Way to the north and is adjacent to no. 179 Hereford Way to the south. To the front the dwelling faces nos. 198 and 200 Hereford Way and to the rear is a parcel of Council-owned green space allocated for an extension to the nearby Middleton Cemetery.

The property benefits from an existing detached garage to the rear and a moderately sized garden with off road parking sited to the front and side of the dwelling

Description of Proposal

Permission is sought for a single storey side and rear 'wraparound' extension. The extension is set flush with the front elevation and projects 2.58m from the existing side elevation. It projects 3m from the existing rear elevation with a width to the rear of 7.56m. The proposed development has a hipped roof with a height to eaves of 2.96m and a maximum height of 3.89m. To the rear, a raised deck would be erected to provide level amenity access. The decking would measure 7.56m by 2.5m with a height of 0.45m above ground level.

A timber bin store is provided to the front of the property and the proposed extension is constructed using brickwork, uPVC and concrete tiles.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations 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

Following concerns raised by the Council regarding the proposed storage of refuse bins, amended plans were submitting indicating the provision of a bin store to the front of the property. The agent also clarified the proposed material for the roof tiles.

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 SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

It is noted that properties along Hereford Way have been variously modified since completion, with single storey side and rear extensions a relatively common feature along the street.

The proposed extension is of a proportionate scale that does not appear overbearing or out-of-character with the host dwelling or locality.

Further to this, the proposed extension is constructed in brickwork and uPVC to match existing which is considered acceptable. Whilst the proposed Marley Modern concrete roof tiles would have a different profile to the existing tiles on the main roof, the plans confirm that the colour would match. On balance, it is not considered that the proposed tiles would unduly harm the character of the host dwelling and street scene.

To the rear of the extension the proposed decking would be installed. This would be relatively modest in scale and be raised 0.45m above ground level. The decking would be in keeping with the host property and amenity space of the garden to the rear.

Paragraph 3.12 of the SPD states “residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets.” The submitted plans confirm that a bin store would be installed to the front of the property. This would minimise any visual harm to the surrounding street scene and is considered acceptable. A condition has been applied to ensure that the bin store is installed prior to first occupation and retained thereafter.

The scale and 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

Adequate distances would remain between the proposed development and neighbouring properties so that no unacceptable loss of privacy or amenity will occur.

Paragraph 5.6 of the SPD provides the following projection limit for single storey rear extensions: *‘for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).’*

The proposed development would comply with the above guidance and is not considered to result in an undue loss of light or outlook for nearby occupiers.

In order to provide level amenity access to the rear, the proposals indicate the erection of raised decking that would span the width of the proposed extension and project 2.5m rearwards. The decking would be elevated approximately 0.45m from ground level. Given that the applicant dwelling already benefits from raised decking of a similar height to the rear and that the side boundaries are delineated by low level fencing, it is not considered that the proposals would result in any undue levels of overlooking towards neighbouring properties beyond that which is existing.

The submitted plans confirm the provision of adequate natural light and outlook to all habitable rooms as well as the retention of a suitably sized rear garden with a functional layout.

The proposals are therefore not considered to unduly impact upon the amenity of the applicant property or surrounding properties and the application is adjudged accordingly to comply with the relevant parts of Policy DM1 of the adopted Core Strategy, the guidance contained within the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Paragraph 111 of the NPPF states, *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.'*

It is noted that the proposed development would reduce the space currently designated as drive way to one car. No parking plan is provided. Given that Hereford Way is a relatively decongested road with ample opportunity for safe on-street parking, it is not considered the reduction to one parking space would result in an unacceptable impact upon highway safety, and would be in accordance with 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.
- Existing Site Plan.
- Proposed Site Plan received via email on 24/08/2023.
- Existing and Proposed Floor Plans and Elevations. Drg no. 3295 – 01B received via email on 11/09/2023.

And 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 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, except for the concrete roof tiles shown on drawing no. 3295 – 01B, 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. The concrete roof tiles as shown on drawing no. 3295 – 01B shall be first installed as Marley Modern concrete roof tiles in a colour to match the main roof and retained thereafter.

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.

5. The extension hereby permitted shall not be first occupied until the bin store has been installed in accordance with the details shown on Drg no. 3295 – 01B. The bin store shall be retained as such at all times thereafter.

Reason: In the interests of visual 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	11/09/2023	Signed: BM
Authorisation	12/09/2023	Signed: RC

Report Author Bob Melling