APPLICATION NUMBER: 20/01186/HOUS

Application Number:	20/01186/HOUS
Location:	857 Rochdale Road Middleton M24 2RA
Proposal:	Single storey rear extension with area of raised decking and alterations to fenestration on existing side elevation on first floor
Applicant:	Mr Lewis Crichton
Case Officer:	Emily Sykes
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.857 Rochdale Road, a two storey semi-detached dwelling located in Castleton, Middleton. The dwelling faces east on to the highway, with a garden centre situated directly opposite. The dwelling is adjoining to no.859 Rochdale Road to the north and adjacent to no.855 Rochdale Road to the south.

The dwelling is located within the Greenbelt, with open land being situated to the rear boundary of the curtilage. A Greenbelt assessment was submitted alongside the plans for this application. The property benefits from off street parking to the front of the dwelling and a large rear garden with an outbuilding by the rear boundary of curtilage.

Description of Proposal

The application proposes a single storey rear extension with an area of raised decking behind this. The proposals also include the addition of a new window on the first floor north side elevation, which will replace the existing door that provides access to the rear garden.

The single storey rear extension projects 3.5m from the rear of the property and will extend across the full rear elevation of the host dwelling. The proposal features bifold doors extending approximately 3.9m across the rear elevation of the single storey

rear extension. This part of the proposed development will be constructed with a flat roof and will feature a roof lantern.

The proposed raised decking extends down the side elevation of the host dwelling and then extends 3m to the rear of the single storey rear extension. The proposed raised decking is 1.8m high at its tallest point and has two sets of stairs of approximately 1m width which provide access to the rear garden area on each side of the decking. The raised decking is surrounded by a glazed balustrade which is approximately 1.1m in height. To the north side elevation of the balustrade, the height has been increased to 1.8m and the screen is obscurely glazed.

The proposed development retains a low level sub floor access door to ensure that access to the existing sub floor is retained. It will be constructed using matching materials to the host dwelling.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours and a site notice was displayed for wider publicity. No representations were received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/2 Green Belt

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

Obscure glazed side balustrades were requested with a height of 1.8m to ensure the privacy of the neighbouring occupiers is retained.

Assessment

Principle of Development – Greenbelt: G/D/2, G4 and the NPPF

The application site is allocated as Greenbelt under saved Policy G/D/2 of the Rochdale Unitary Development Plan (2006). Policy G/D/2 is therefore relevant to any applications on the site and in the supporting text to this policy it is established that the Greenbelt will be protected from inappropriate development in order to maintain the framework of open land separating and surrounding the urban areas of the borough. Core Strategy policy G4 seeks to restrict development within the Greenbelt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.

Paragraphs 143 and 144 of the NPPF state that, as with previous Greenbelt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Section 5.20 of the Council's adopted '*Guidelines and Standards for Residential Development'* (2016) Supplementary Planning Document states that normally, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948). However, the guidance goes on to state that the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.

Volume calculations were submitted within a Greenbelt assessment which was written to support the associated proposed development. It is noted that the existing volume of the host dwelling is 357m³. The addition of the proposed single storey rear extension increases the volume of the dwelling by 25%. Due to the massing of the raised decking and associated stairs, the impact of this on the host dwelling and openness of the Greenbelt must also be considered. The whole of the proposed development increases the volume of the host dwelling by a total of 32%, meaning that it is in accordance with section 5.20 of the SPD and paragraph 145c of the NPPF which states that extensions should not result in disproportionate additions over and above the size of the original building.

Design: DM1 and P3

The proposed single storey rear extension is constructed of matching materials to the host dwelling, meaning it is in keeping with both local character and the design language of the existing property. It is considered that the single storey rear extension is appropriate within its height and massing.

It is considered that the raised decking is quite large within its massing, extending 3m from the rear of the proposed single storey rear extension. However, it is noted many of the dwellings on the row of houses have similarly designed raised decking to the rear of their properties, including the adjoining property at no.859 Rochdale Road. For this reason, it is considered that the proposed raised decking will not have a negative impact on the local character and retains a similar design language to the surrounding dwellings.

The proposed development features a set of bifold doors on the rear elevation of the single storey rear extension and a roof lantern. Whilst these additions are not considered to be in keeping with the design language of the host dwelling and surrounding properties, they are located on the rear of the property and are therefore not widely visible from public viewpoint. The additions are therefore not considered to cause undue harm to the visual amenity of the property and ensure that there is an adequate supply of natural light to the rear of the dwelling. The proposed development also involves a new window on the south side elevation, which replaces the existing door for access to the rear garden. This addition is considered acceptable as the proposed window retains the same design as the existing door and access to the rear garden is retained through the bifold doors and to the south side of curtilage.

Access between the front and rear of the dwelling is retained, meaning that it is possible for bins to be stored at the rear of the dwelling and out of public viewpoint.

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

Both neighbouring properties have enlargements to the rear of the original host dwelling, meaning that the proposed single storey rear extension will not unduly impact the neighbouring occupiers as it is in accordance with the standards set out in paragraphs 5.6 and 5.7 of the Guidelines and Standards for Residential Development SPD. Although the proposed development extends out further than the extensions at the neighbouring dwellings with both the raised terrace and the single storey rear extension, it is considered that this will not have an overbearing impact on the neighbouring dwellings. The proposed development will not result in an undue loss of light for the neighbouring occupiers, with the single storey side extension not providing a negative impact on the privacy of the rear of the surrounding properties.

However, paragraph 4.4 of the SPD states that balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of curtilage. It is important that the proposed raised decking is carefully designed to ensure there is no unreasonable overlooking of neighbouring properties. Due to concerns that the

raised decking would result in a loss of privacy to the neighbouring properties, it was requested that the side panels of the balustrade were increased to 1.8m with obscure glazed screening. The amended plans feature 1.8m tall obscured screening along the north and south side elevations of the raised decking area. This is considered to decrease the amount of harm caused to the privacy of the adjoining neighbouring occupiers and ensures there will not be undue overlooking into the part of their gardens which is considered to be the most used. A condition is recommended to ensure that these screens are constructed prior to the decking being brought into use and to ensure they are maintained in perpetuity.

By virtue of the adequate supply of natural light to all habitable rooms and the retention of a suitably sized outdoor amenity space with a functional layout, it is considered that the proposal would promote a satisfactory standard of living for all existing and future occupiers. The proposed development offers increased occupier amenity with increased access and use to the rear garden area.

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. This permission relates to the following plans:

   - Site Location Plan
   - Existing Elevations and Floor Plans (20-2309.1A)
   - Proposed Elevations and Floor Plans (20-2309.2D)
   - Existing and Proposed Block Plans (20-2309.3)

   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 saved Rochdale Unitary Development Plan, 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. The raised decking hereby permitted shall not be brought into first use until the screen walls to its northern and southern side has been constructed in full accordance with the details shown on the approved drawings. The screen walls shall be retained as such at all times

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	23 November 2020	Signed: ES
Authorisation	24.11.2020	Signed: KN

Report Author Emily Sykes