

Application Number:	23/00021/HOUS
Location:	8 Hanley Close, Middleton, M24 1PE
Proposal:	Erection of single storey rear extension, raising of the ridge height of the roof, addition of front, side and rear dormers, alterations to existing front, side and rear fenestration, installation of chimney flue and application of render to all existing elevations.
Applicant:	Mr Reece Jones
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

This application relates to no. 8 Hanley Close, a detached bungalow situated on a cul-de-sac of other post-war bungalows in Middleton. Dwellings on the cul-de-sac and wider estate have been variously modified since their completion to provide additional living accommodation in the loft space and curtilage of the dwelling.

The application property faces south towards the highway, with no. 6 Hanley Close sited to the southwest and no. 9 to the west. The side of the dwelling backs onto nos. 8 and 10 Stratford Street to the east and the rear of the dwelling backs onto nos. 14 - 18 Hardfield Road.

Description of Proposal

Permission is sought for a single storey rear extension that would join to the existing rear extension and infill the northwest corner of the dwelling, a rear facing flat roof dormer, a front facing pitched roof dormer and a side facing pitched roof dormer. The development would also raise the ridge height of the existing dwelling by 0.6m.

The property is to be completed in white render to all elevations with black framed aluminium windows, grey roof tiles and grey cladding to the dormer walls.

Relevant History

77/D05891

Kitchen Extension And Covered Patio

Decision: Grant

Township/Member comments

N/A

Consultee responses

Highways

The extended property would still retain two off street parking spaces which would meet Council standards.

The servicing of the extended dwelling would remain unchanged.

If approved the application would have no impact on road safety or highway capacity.

In conclusion Highways raise no objection to this application and request no specific planning conditions.

Representations

Letters of notification were sent to all surrounding neighbours, no representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF) February 2019

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 Officer regarding the design of the rear dormer, amended plans were submitted to set back the rear dormer. The amended plans

also saw the addition of two windows to the east-facing side elevation and an external flue.

Assessment

Design: DM1 and P3

- ② 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.
- ② The proposals represent a significant overhaul of the dwelling, where the increase of the ridge height, addition of a front facing dormer, application of render and use of bespoke glazing would produce a heavily revised appearance when viewed from Hanley Close.
- ② The proposed design constitutes a clear contemporary intervention, and whilst the development somewhat deviates from the design values of the host dwelling and street scene, it is still considered to respect the overriding bungalow form.
- ② Further, the proposed 0.6m increase in the ridge height of the dwelling would not appear unduly prominent given the varied street scene and that no. 7 Hanley Close has increased its ridge height by approximately 1m.
- ② The proposals appear to take some inspiration from similar developments on the cul-de-sac, most notably no. 7 Hanley Close, and this ensures that the development does not appear unduly prominent in its context.
- ② The use of render would considerably alter the appearance of the applicant dwelling. However, it is not considered to be unduly harmful to the character or appearance of the street scene as it is noted that render is used variously not only within Hanley Close, but also extensively on Evesham Road to the south. This view is also taken in respect of the proposed use of black aluminium window frames. With dark window frames used on no. 4 Hanley Close to the south, their inclusion on the applicant property is not considered to be unduly harmful to the character or appearance of the host dwelling or street scene.
- ② The proposed rear dormer is largely considered to comply with the requirements of sections 5.16 – 5.17 of the SPD. Where it fails to comply is through the inclusion of a flat roof. However, in this instance, it can be considered acceptable where this aspect of the proposal will have limited exposure from Hanley Close. Therefore, it is considered that the rear dormer would not unduly impact the character or appearance of the existing dwelling or street scene.
- ② The addition of a chimney flue to the side elevation would have limited exposure to the street scene and would not exceed the highest part of the roof by more than 1m. Therefore, the flue would comply with Class G of the GPDO and is not considered to have an unacceptable impact on the character of the host dwelling or street scene.
- ② In addition to the above, the scale, massing and size of the proposals are all considered to be acceptable. 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

- ☐ The minimum distance requirements stipulated in section 4.1 of the SPD are satisfied as there is at least a separation distance of 11m between the proposed upper floor windows and the facing boundary of curtilage. Furthermore, the rear facing dwellings on Hardfield Road are approximately 22m away, ensuring the privacy of the residents of these properties is adequately preserved.
- ☐ Whilst the proposed front facing bedroom window falls 0.5m short of the 10.5m SPD requirement outlined in section 4.1, this exceedance is not considered to unduly harm the amenity of surrounding residents given that it does not directly face the windows of any neighbouring properties.
- ☐ The requirements of section 5.9 of the SPD relating to first floor rear extensions are satisfied as the rear facing dormer adjacent to no. 9 Hanley Close does not surpass the 30 degree angle when taken from a point 2.4m along the common boundary. Where these requirements are satisfied, it is considered that the development will not unduly overshadow, or result in an unacceptable overbearing impact upon the rear facing windows and outdoor amenity space of the neighbouring dwelling.
- ☐ Given that no. 9 Hanley Close benefits from a large, single storey side and rear extension which abuts the common boundary, the 0.6m increase in the ridge height of the application property is not considered to result in undue overshadowing or an unacceptable overbearing impact upon the rear facing windows and outdoor amenity space of the neighbouring dwelling.
- ☐ The proposals retain a suitably sized rear garden with a functional layout.
- ☐ Adequate light and outlook is available for all habitable rooms.
- ☐ The proposal would not unduly impact the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposals retain at least three off-street parking spaces. This is considered appropriate for a dwelling of this size.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

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:-
 - Location Plan Drg no. (02)001
 - Existing Plans and Elevations. Drg no. (02)002

- Proposed Plans and Elevations. Drg no. (02)003. Rev A
- Proposed Visualisations. Drg no. (02)004

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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	20/02/2023	Signed: BM
Authorisation	09/03/2023	Signed: RC

Report Author Bob Melling