APPLICATION NUMBER: 21/00285/HOUS

Application Number:	21/00285/HOUS
Location:	30 Moss Lane Middleton M24 1WX
Proposal:	Two storey side extension, part two storey/part single storey rear extension with Juliet balcony, following the demolition of existing single storey side and rear extension
Applicant:	Mr and Mrs R. White
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.30 Moss Lane, a two-storey detached property located in South Middleton. The dwelling is situated on a row of architecturally similar 1940s style properties which are constructed of red brick and face north-east on to the highway. Directly facing the dwelling, there are a row of traditional red brick terraced properties. The rear boundary of curtilage backs on to the rear of the dwellings on Crossby Close. The property benefits from a single storey side and rear extension, a sufficiently sized rear garden and off-road parking to the front of the property.

Description of Proposal

The application proposes a two storey side extension, following the demolition of the existing attached garage. The proposed development also involves the construction of a part two storey/ part single storey rear extension, following the demolition of the existing single storey rear extension. The proposed two storey rear extension will feature a Juliet balcony. The proposed development will be constructed with matching materials to the host dwelling.

The proposed two storey side extension is set back approximately 1m from the front main wall of the host dwelling and is set down approximately 0.3m from the roof ridge on the house dwelling. The proposed two storey side extension projects 1.45m from the rear wall of the host dwelling. It will be constructed with an appropriately placed hipped roof, with a door to a proposed store on the ground floor front elevation. The first floor front and rear elevation both feature a window.

The proposed two storey rear extension will be constructed with a pitched roof which is positioned at the same level as the roof ridge on the host dwelling and features a roof light. It projects approximately 2.9m from the rear of the host dwelling and extends across the rear of the host dwelling. The first floor rear elevation features a window and a Juliet balcony.

The proposed single storey rear extension projects approximately 4.4m from the rear of the host dwelling, extending across the rear of the host dwelling and proposed two storey side extension. It will be constructed with a hipped roof, which has a gradual slope towards the neighbouring dwelling at no.28 Moss Lane. The rear elevation will feature a large set of bi-fold doors.

Relevant History

97/D33973 – Single Storey Extension to Side And Rear Of Dwelling

Granted Subject To Conditions

20/01199/HOUS - Two storey side extension, part two storey/part single storey rear extension with Juliet balcony and conversion of loft into habitable room including increase in roof ridge height and gable to mansard roof conversion following demolition of existing single storey side and rear extension

Withdrawn

20/01465/HOUS - Two storey side extension, part two storey/part single storey rear extension with Juliet balcony and rear dormer window to facilitate conversion of loft into habitable room including increase in roof ridge height, following the demolition of existing single storey side and rear extension.

Refused

Reasons for Refusal:

1. By virtue of its siting, size and design, the proposed two storey side and rear extension would constitute an incongruous addition to the existing dwellinghouse as a result of its scale, massing and lack of subservience, and would appear unduly prominent causing unacceptable harm to the visual amenity of the host dwelling and the street scene. As such, the proposed development would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

2. By virtue of its scale and massing, the proposed development is considered to have an unduly overbearing impact on the neighbouring dwelling at no.28 Moss Lane, with the blank gable two-storey side wall creating a visual intrusion to the rear of the dwelling. As such, the proposed development would fail to accord

with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering –

No comments or objections made in relation to the proposal.

Representations

Letters of notification were sent to all surrounding neighbours and 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/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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and should

generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, therefore is considered to be in keeping with the host dwelling.

The proposed fenestration is considered to be appropriate within its scale and massing. Although the proposed Juliet balcony and bi-fold doors are not typical of the local area, they are not considered to cause any undue harm the character of the dwelling as they are located to the rear of the property away from the street scene.

The proposed hipped roof on the single storey rear extension is considered to be appropriate within its design.

The proposed two storey side extension will be constructed with an appropriately placed hipped roof which is set down and set back from the front main wall from the host dwelling. For this reason, the proposed development is considered to appear subservient to the host dwelling and not overwhelm the character of the host dwelling. Unlike the proposed development submitted under planning application 20/01465/HOUS, the proposed two storey side extension does not appear an incongruous feature on the street scene. Therefore, as a result of the reduced massing and scale of the proposal, it is considered that the development would not appear unduly prominent or cause unacceptable harm to the visual amenity of the host dwelling and the street scene.

However, the proposed two storey rear extension will have a hipped roof design which sits at the same level as the roof on the host dwelling, hence not appearing subservient to the dwelling. Whilst a greater level of subservience would be preferred, in this instance this is considered to be acceptable. This is due to the proposed development being both set down and set back on the proposed side extension, meaning at the street scene viewpoint it does not overwhelm the character of the property. Therefore, on balance, the proposed development is not considered to be unduly lacking subservience in this instance.

Paragraph 5.11 of the Guidelines and Standards for Residential Development SPD states that where two-storey side extensions to detached dwellings extend up to the main front wall of the house and close to the boundary of the curtilage, they can lead to houses appearing to be a terrace rather than separate dwellings, which can harm the character of the property and the area. Whilst the proposed development projects along the shared boundary of curtilage with no.28 Moss Lane, the proposed two storey side extension is set back from the front main wall and set down from the roof ridge of the host dwelling. As a result, it is considered that the proposed development will not result in the terracing effect and it therefore does not cause undue harm to the character of the property and the area.

Paragraph 3.12 of the SPD states that residential properties should include space for bins to be stored out of public view to avoid them dominating residential streets. Access between the front and rear of the dwelling is retained, meaning it is possible for the bins to be stored to the rear of the property away from 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

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 4.1 of the Guidelines and Standards for Residential Development SPD outlines the standards for new developments, including the space standards which new residential developments must adhere to. The proposed development is in accordance with the minimum space standards and is therefore considered to be acceptable. Whilst there is an open view of the gardens to the rear boundary of curtilage which may therefore be increased as a result of the proposed extension, as the minimum space standards are met and the proposed extension is approximately 13.5m from the rear boundary of curtilage, the privacy and therefore amenity of the neighbouring occupiers is not considered to be significantly unduly harmed.

Due to the nature of the proposed Juliet balcony, it is not considered to unduly overlook the neighbouring dwellings due to its positioning set away from the boundary of curtilage.

Paragraph 5.9 of the Guidelines and Standards for Residential Development SPD states that planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling. However, paragraph 5.10 states that where there is a single storey extension at the rear of the neighbouring property close to the common boundary, the distance will be taken from a point 3m along the common boundary instead. The proposed development is in accordance with the guidance found in the SPD in relation to both no.28 and no.32 Moss Lane. As a result, it is considered that the proposed development does not have an undue impact on the neighbouring occupiers' enjoyment of their garden area.

The second refusal point under planning application 20/01465/HOUS raised concern that the blank gable two-storey side wall created a visual intrusion to the rear of the dwelling at no.28 Moss Lane. This has been addressed by setting back the proposed two storey side extension by approximately 1.5m, meaning it now only projects from the rear of the property by a modest 1.5m. This is considered to mitigate the previous harm found on application 20/01465/HOUS wherein the blank gable two-storey side wall was considered to have an overbearing impact on the neighbouring dwelling at no.28 Moss Lane. This, along with the hipped roof on the proposed single storey rear extension having a gradual slope towards the neighbouring dwelling, is considered to minimise any harm the proposed development may cause to the amenity of the neighbouring occupiers and ensure that the proposed development does not have an unduly overbearing impact on the rear of the dwelling.

Paragraph 5.6 of the SPD states that single storey rear extensions to detached dwellings should not extend past a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling. The proposed single storey rear extension projects approximately 1m from the rear of the single

storey extension at no.28 Moss Lane. The proposed development projects approximately 4.8m from the rear of no.32. However, the proposed development is set away 1.86m from the shared boundary of curtilage, so therefore the projection can be increased by the amount equal to the extra distance as per paragraph 5.7 of the SPD. For this reason, the proposed development is not considered to result in undue loss of light or privacy for neighbouring occupiers.

The proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

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:

- Plans and Elevations as existing: sheet 1 (Rev. A)
- Ground Floor Plan as proposed: drawing 2 (Rev. A)
- First Floor Plan as proposed: drawing 3 (Rev. A)
- Location Plan: Sheet 5 (Rev. A)
- Block Plans (Rev. A)
- Elevations as proposed (Rev. A)

   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.

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	25/03/2021	Signed: ES
Authorisation	15/04/2021	Signed: KN

Report Author Emily Sykes