

Application Number:	23/00592/HOUS
Location:	129 Kirkway, Middleton, M24 1LP
Proposal:	Single storey rear extension, rooflights to front and rear roof slopes and alterations to fenestration on all elevations following demolition of existing conservatory
Applicant:	Mr D Lord
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application refers to no. 129 Kirkway, a two-storey, semi-detached dwelling located in Alkrington. The subject property faces west onto the highway, adjoining no. 131 Kirkway to the south with nos. 70 – 74 Kingsway backing onto the north side of the rear garden. The topography decreases slightly in an easterly direction towards the rear boundary of the curtilage, beyond which lies a large, grassed area which is free from built form and has a verdant and sylvan character due to numerous mature trees and shrubs. The property benefits from an existing two storey rear extension, single storey side extension and rear conservatory.

Description of Proposal

Permission is sought for a single storey rear extension to replace the existing conservatory and alterations to the existing fenestration on all elevations. The single storey rear extension would project 3.15m from the existing rear elevation with a width of 3.11m, height to eaves of approx. 3.58m and a maximum height of approx. 4.48m. It would have a dual-pitched roof with two rooflights.

The proposals include several alterations to the existing fenestration, including the replacement of the existing garage door with a large window, increase in height of the existing ground floor windows on the side elevation and the replacement of the existing single door and window on the rear elevation with a set of patio doors.

Materials for construction of the development are proposed to match those used in the construction of the existing dwelling.

Relevant History

05/D45279 Conservatory Extension To Rear Of Dwelling.
Decision: **Grant subject to conditions**

04/D43870 Two Storey Rear And Single Storey Side Extension To Dwelling
Including Demolition Of Existing Garage
Decision: **Grant subject to conditions**

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and one neutral representation was received in response to the proposed development. The letter requested clarification regarding land ownership. The LPA undertook a land registry search which confirmed that the red line is within the applicants ownership and that the correct ownership certificate has been completed.

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 Case Officer in respect of the design of the proposals and impact on residential amenity of the first floor side extension, amended plans were submitted to remove the first floor side extension and the hip-to-gable roof alteration.

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 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 would be constructed with matching materials to the host dwelling with a condition applied to ensure that the materials match in order to promote a satisfactory standard of design.

The proposed single storey rear extension would occupy a similar footprint (3.15m by 3.11m) to the existing rear conservatory and would be sited away from the side boundaries. Therefore, it would not appear disproportionate to the host dwelling and is considered an acceptable addition.

The various alterations to the existing fenestration are considered acceptable and would not unduly harm the character of the host dwelling.

The design of the proposal is therefore acceptable and complies 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.

Paragraph 5.6 of the SPD provides the following maximum standard for single storey extensions; "for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)."

Paragraph 5.7 states, "If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary."

The proposed single storey extension would comply with the above guidance and it is not considered that the extension would result in an undue overbearing or overshadowing impact on the neighbouring dwellings.

The proposed alterations to existing fenestration are not considered to result in any undue harm to the amenity enjoyed by neighbouring occupiers beyond that which is existing.

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 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. The permission relates to the following plans:
 - Location Plan.
 - Existing Site Plan.
 - Proposed Site Plan. Submitted via email on 10th August 2023.
 - Existing Floor Plans and Elevations. Drg no. 3254-01.
 - Proposed Floor Plans and Elevations. Drg no. 3254-02. Submitted via email on 9th August 2023.

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.

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 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	10/08/2023	Signed: BM
Authorisation	10/08/2023	Signed:

Report Author Bob Melling