APPLICATION NUMBER: 21/00400/HOUS

Application Number:	21/00400/HOUS
Location:	57 Roundthorn Road, Middleton, M24 1FT
Proposal:	Two storey side extension and single storey rear extension, following demolition of existing single storey side extension
Applicant:	David McCormick
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.57 Roundthorn Road, a two storey semi-detached dwelling located on an architecturally similar street in East Middleton. The dwelling faces south-west on to the highway, adjoining to no.59 to the south-east and adjacent to no.55 to north-east.



Description of Proposal

The application proposes a two storey side extension and a single storey rear extension which has a projection of 4m. This will be constructed following the demolition of the existing single storey side extension. The proposed development will be constructed in matching materials to the host dwelling.

Relevant History

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties, no responses 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): Guidelines and Standards for Residential Development (2016).

Amendments

The proposed development was amended so that the first floor front elevation of the two storey side extension was set back 0.5m from the front principal wall of the host dwelling. The proposed two storey side extension was also amended to be set down 0.25m from the roof ridge on the host dwelling.

Assessment

Design: DM1 and P3

- The proposed extension is appropriately designed and would broadly adhere to the design principles of the host dwelling.

- Whilst a greater level of subservience would be preferred, it is considered that in this instance the proposed development does not overwhelm the character of the host dwelling as it is both set back from the front principal wall and set down from the roof ridge.

- Paragraph 5.12 of the SPD states that the terracing effect can be avoided for two storey side extensions that are positioned within 1m of a shared boundary of curtilage if the first floor of the extension is set back a minimum of 2 metres from the front main wall of the house. Whilst the proposed development is not in accordance with this guidance, it is considered that the terracing effect is avoided as the host dwelling is situated at an angle to the neighbouring property due to the curve in the road.

- The existing bin storage arrangements are not harmed by the proposed development, meaning that it is considered that the proposed development does not significantly impact the character or appearance of the street scene.

- In light of the above assessment, the design of the proposal is acceptable and therefore in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.
- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.
- 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:

   - Site Location Plan
   - Existing Plans (57ROU_EXI)
   - Proposed Block Plan (57ROU_BLOCK)
   - Proposed Plans (57ROU_PLANS2)
   - Proposed Elevations (57ROU_ELE2)

   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	06/05/2021	Signed: ES
Authorisation	12/05/2021	Signed: EH

Report Author Emily Sykes