Application Number:	19/00348/HOUS
Location:	56 Moss Lane, Middleton, M24 1NX
Proposal:	Erection of single storey rear extension and removal of existing side door
Applicant:	Mr & Mrs Stephens
Case Officer:	Osian Perks
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 a two storey domestic property sited within a residential area of Middleton. It is built in red brick with clay tiles to roof and UPVC windows throughout.

Description of Proposal

This application seeks permission for the erection of a single storey rear extension. The extension would be built in a matching red brick with a flat roof and roof lantern. It would have a depth of 3.6m and would span near the full width of the property.

Relevant History

19/00099/HH42
Prior notification for a single storey extension measuring 3.6m from the rear of the original dwelling (with a maximum height of 3.258m and height to eaves 2.40m). Refused for the following reason:

- The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwelling house. It would therefore fail to accord with subparagraph A.1(j)(iii) of Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Township/Member comments

None.

Consultee responses

None.

Representations

None received.

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):

'Guidelines and Standards for Residential Development' (2016)

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed extension would be built in a red brick which would match the existing dwelling. Whilst the extension would be built with a flat roof, by virtue of its overall size in relation to the application property and the exterior materials proposed it is not considered that it would appear as an incongruous addition which would detract from the character and appearance of the application property or the wider area.

As such, it is considered that the proposed development would accord with the visual amenity aims of policy DM1 and P3 of the Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the *Guidelines & Standards for Residential*

Development Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'*The following maximum standard will apply 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);*
- *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).* '

Paragraph 5.7 goes on to state:

'*The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. 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. This is illustrated in figures 5 and 6'.*

The extension would project 3.6m from the rear of the host property. The neighbouring property at no.56 Moss Lane has a small rear projecting outrigger close to the common boundary which projects approximately 0.9m. Therefore the proposed extension would accord with the above guidance. It is considered that by virtue of its size, siting and design, that the proposed extension would not significantly overshadow, overlook or have an overbearing impact upon the occupants of this neighbouring property.

There is a significant distance of separation between the proposed extension and the neighbouring dwelling at no.58 and the extension would be less than 4m in depth. As such, it would accord with the quoted SPD guidance above. It is considered that by virtue of its size, siting and design, the proposed extension would not significantly overshadow, overlook or have an overbearing impact upon the occupants of this neighbouring property. The separation distance to properties to the rear on Alresford Road would also be acceptable and it is noted that an existing garage plot at Duffield Gardens provides a significant element of separation to the gardens of the same.

In light of the above, it is considered that the proposed extension would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

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:
   - Existing and Proposed Plans and Elevations (drawing no: PCE-Stephens-January-19/BR)

   and the development shall be carried out in complete accordance with the approved drawings.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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	30/05/2019	Signed: OP
Authorisation	31/05/2019	Signed: DA

Report Author Osian Perks