Application Number:	18/01442/HOUS
Location:	32 Kinder Way Middleton M24 5DE
Proposal:	Single storey side extension following demolition of existing out-building and alterations to existing side elevation at first floor level
Applicant:	Mr and Mrs Smith
Case Officer:	Michael Atkinson-Smith
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

- Two storey semi-detached dwelling which has previously been extended by means of a conservatory to the rear and which includes a detached outbuilding converted to habitable use to the side.
- Adjoined to No. 31 Kinder Way to the west.
- Rear garden boundary shared with that of Nos. 87 & 89 Hollin Lane.
- Eastern side boundary shared with that of No. 85 Hollin Lane. Vehicular access to the rear garden of this property is from Kinder Way adjacent to the application property.
- The side elevation of No. 1 Kinder Way stands forward of the application property. The detached garage of this property and rear driveway directly face the site of the proposed extension.
- The application dwelling is elevated in height above the highway and includes a sloped driveway.

Description of Proposal

- Demolition of the existing outbuilding.
- Erection of a single storey side extension which would project 4.1m from the side elevation of the dwelling with a setback of 0.75m behind the principal elevation. The extension would be formed with a hipped roof and include roof lights in the side roof plane. The extension would project rearward to align with the rear elevation of the existing conservatory.
- Formation of a solid roof over the existing conservatory, designed to adjoin to the rear roof place of the proposed side extension.
- Alteration to existing first floor window in side elevation.

Relevant History

16/01043/HOUS — Erection of single storey side extension, formation of solid roof over conservatory and changes to rear and side elevations of conservatory, together with demolition of existing detached outbuilding. Granted STC December 2017

06/D47756 — Two storey side extension and rear conservatory to dwelling (Resubmission of D47381). Granted STC September 2006. (Two storey side extension not implemented).

Township/Member comments

N/A

Consultee responses

The Council's Highways and Engineering Service was consulted on a previous application 16/01043/HOUS and raised no objections. The current application proposal would result in no additional highways and parking impacts over that approved scheme.

Representations

Letters of notification were sent to surrounding properties and no representations have been received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

Adopted Rochdale Core Strategy (CS) 2016:

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)

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

Amended plans have been received to correct inaccuracies in the submitted plan series.

Assessment

Design: DM1 and P3

- The proposed single storey side extension would be set back behind the principal elevation of the dwelling by a distance of 0.75m.
- The degree of setback is considered to be sufficient to disguise the relative width of the proposed extension in relation to the host dwelling.
- The width of the outbuilding to be demolished is consistent with that of the proposed extension and so the effect of built form in the space to the side of the dwelling is already established.

- The proposed window in the front elevation is larger than the principal window that exists at ground floor level on the front elevation of the dwelling, but the height proportions would match and the setback position and relative lack of direct visibility are considered to be sufficient to reduce this visual impact.
- The proposed hipped roof formation would correspond with that of the main dwelling and whilst it is acknowledged that the pitch would differ, it is considered that this would not be significantly apparent given the setback position and height relative to the highway. The overall height would be somewhat minimised by the levelling off of the ridge.
- Construction materials would be brickwork and roof tiles to match the existing which is considered to be acceptable.
- The changes to the conservatory to the rear would have no impact on the street scene and are considered to be acceptable.
- The change to the existing first floor window in the side elevation will not materially alter the appearance of the dwellinghouse and is acceptable.
- A pathway would remain to the side of the dwellinghouse to allow access to the rear of the property to store bins out view of the street scene.
- For the above reasons, the design of the proposals is therefore considered to be acceptable and the application therefore accords with the relevant parts of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

- The residential amenity of No. 31 Kinder Way would not be affected by the development as a result of the siting of the proposed extension to the opposite side of the application dwelling and given that the changes to the conservatory relate only to the roof construction and do not constitute an enlargement.
- The proposed habitable room window in the front elevation of the extension would face towards the rear driveway and garage of No. 1 Kinder Way and would share a similar relationship to the existing front window on the application dwelling; as such it is not considered that this property would be unduly overlooked.
- As the extension would be single storey in stature the rear gardens of Nos. 85 and 87 Hollin Lane would not be unduly affected.
- Therefore, in light of the above assessment, the proposals are not considered to unduly impact on the amenity of the occupants of neighbouring properties and the application therefore accords with the relevant parts of Policy DM1 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

- The driveway at the application property would remain of sufficient length to accommodate one vehicle parked off street.

- The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the requirements of 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:-

   - Block and Site Plan Rev. A (Amended Plan Received 20.02.19)
   - Elevations and Plans as Existing Rev. A (Amended Plan Received 20.02.19)
   - Front, Side and Rear Elevations as Proposed Rev. B (Received 20.02.19)
   - Ground Floor Plan 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 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	20.02.19	Signed: M. Atkinson-Smith
Authorisation	21.02.19	Signed: DA

Report Author Michael Atkinson-Smith