Application Number:	21/00408/HOUS
Location:	50 Parsons Drive Middleton M24 5DH
Proposal:	Two storey side and rear extension, following demolition of existing garage
Applicant:	Mrs Aimee Hellon
Case Officer:	James Bridgman
Recommendation:	**Refuse**

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 relates to 50 Parsons Drive, a two storey semi-detached property located in a residential area in Middleton, Rochdale.

Description of Proposal

The application proposes a two storey side and rear extension, following the demolition of an existing attached garage. The proposed development would be constructed with matching materials to the host dwelling.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

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

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. In addition, paragraphs 124 and 127 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Additionally, paragraph 130 of the NPPF states:

> *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents."*

The application property is located in a crescent with a central area of open space comprising of grass and mature trees. The dwellings within Parson Drive are made up of pairs of semi-detached houses with regular spacing between each. The street

scene is predominantly unchanged, however no.47 have a two storey side extension. This was granted planning permission prior to the adoption of the Core Strategy and the SPD.

The proposed two storey side and rear extension is set back 1m from the main wall of the front elevation of the host dwelling. This would ensure the extension appears more subservient and will reduce the terracing effect in accordance with paragraph 5.12 of the SPD. The two storey side and rear extension would project out of the side at the front elevation by 2.42m, a similar width to the existing ground floor garage that would be demolished. However, the extension would be significantly wider at the rear and project out by 5.25m. Therefore, the extension would form an awkward, irregular layout.

At the rear elevation the two storey side and rear extension would be flush with the existing single storey rear extension that projects 2.5m to the west from the shared boundary. The host dwelling is approximately 5.5m wide without the existing garage. For the proposal, the maximum width of the extension would be 5.25m at the rear, which is almost double the width of the existing dwelling. This would significantly alter the proportions of the dwelling.

The materials used would match that of the host dwelling however it would introduce a chamfered style roof to the property. This style has been adopted in order accommodate the two story side and rear extension due to tapering nature of the site. The inclusion of a chamfered edge is considered to constitute an element of poor design. Additionally, the layout of the proposed extension suggests an unsympathetic addition that appears to attempt to maximize the use of the plot of land. Subsequently, the scale of the extension would appear at odds with the existing properties. Therefore, it is considered poor design, as the proposal fails to preserve or enhance the character of the host dwelling and the wider street scene.

Furthermore, as stated above, the street scene is characterised by regular gaps between the semi-detached properties which add value to the character of the area. The inclusion of the proposed side extension in close proximity to the neighbouring property will degrade this valuable feature causing undue harm to the street scene.

Overall, the proposed two storey side and rear extension would be a disproportionately large addition to the host property. The layout suggests a poorly designed, unsympathetic addition that appears to attempt to maximize the use of the plot, leading to a degradation in the valuable, regular gaps between the properties. This would be detrimental to the host dwelling and Parsons Drive and is contrary to 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 127 of the National Planning Policy Framework advises that planning decisions should seek to ensure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which sets out objective standards which should be adhered to in order to satisfy the above policy requirements.

The proposed two storey side and rear extension would be along the shared boundary with no.48 Parsons Drive. The rear elevation of no.50 faces west, however the rear elevation of the neighbouring property at no.48 faces north west. Along the shared boundary, no.48 has a garage and a single storey rear extension. The proposed two storey side and rear extension has a chamfered edge that follows the line of the boundary. Therefore, the distance between the proposed extension and the shared boundary would be consistently 0.8m. The proposed extension may cause a loss of light to the front drive of no.48, however it would not unduly overshadow or be an overbearing presence to the neighbouring dwelling.

There are no windows on the proposed side elevation of no.50, just a door on the ground floor. On the side elevation of no.48, it faces the south west and there are no principal windows. Therefore, the proposed extension would be acceptable as it is considered that the proposed enlargement would not harm the privacy of no.48

Although the proposed extension would reduce the amount of space to the side of dwelling, it is considered that due to the size of the plot the property would still retain a sufficient amount of outdoor amenity space. Furthermore, from the proposed floor plans it is considered that there would be an adequate supply of natural light to all habitable rooms. Therefore, 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.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development involves the demolition of the existing garage. However, this will replaced within the proposed two storey side and rear extension so therefore the existing parking arrangements are not harmed and are acceptable in accordance with policies T2 and DM1.

Recommendation: Refuse

1. The proposed two storey side and rear extension would significantly alter the proportions of the property, which would fail to present an appropriately designed addition to the property. As the proposed two storey side extension would be of an irregular form, it would negatively affect the appearance of the host property and result in an unacceptable degree of visual harm to the street scene, degrading the valuable, regular gaps between the properties. As such, the proposed development fails to improve the character and quality of the area and is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Informative

For the avoidance of doubt this decision relates to the following plans:

- Location Plan
- Site Plan
- Proposed Site Plan
- Existing: Floor Plans and Elevations: 2857-01
- Proposed: Floor Plans and Elevations: 2857-02
- Proposed Side Elevations

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	**Officer**
Report Completed	25/05/2021	Signed: JB
Authorisation	25/05/2021	Signed: KN

Report Author James Bridgman

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