

## Officer Report

**Case Reference:** PL/2026/0181  
**Location:** 9 GREENWAY, MIDDLETON, MANCHESTER, M24 1WR  
**Proposal:** Part two, part single-storey side extension  
**Recommendation:** Approve with Conditions  
**Officer:** Aimee Bovaird

### Site

The site is located at 9 Greenway, Middleton. This is a two storey semi detached dwelling with off street parking, front and rear amenity space.

The site is located in a predominately residential area within the Defined Urban Area.

### Proposal

The application seeks permission for a part two, part single storey extension. The extension will project 1.9m from the side elevation with a hipped roof. The proposed development will provide additional living space on the ground floor and a bedroom at first floor level.

### Relevant Planning Policy

#### National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

#### *Sub-Regional Policy*

Places For Everyone (PfE)

JP-S1 Sustainable Development

#### Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

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): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

### Site History

N/A

### Consultation Responses

N/A

### Representations

Letters of notification have been sent out to surrounding occupiers, one comments have been received in relation to privacy.

### Analysis

#### Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable.

### Design

Paragraphs 131 and 135 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, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The SPD sets out in paragraph 5.12 that the first floor of the extension should be set back 2m from the main wall of the house. The proposed first floor is set back 1.8m from the front wall of the house and the single storey element will meet the front elevation of the house. This does not comply with the SPD however; on balance this is considered acceptable and will read as subservient. There will be sufficient space between this and the neighbouring dwelling.

The proposed ridge will be lower than the existing ridge, this will ensure the proposed development is subservient to the host dwelling. The roof will be hipped to match the existing and this is acceptable.

The proposed materials will match the host dwelling; this is considered acceptable.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

#### Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure 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 states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties.

The proposed development will provide a bedroom at first floor level, the National Described Space Standards set out that in order to provide one bedspace a single bedroom has a floor area of at least 7.5m<sup>2</sup> and is 2.15m wide. The proposed bedroom will have an area of 9.4m<sup>2</sup> and a width of 1.68m. The width falls short of the NDSS however this will still be a secondary bedroom and this is not considered to have a negative impact on occupier amenity.

A window is proposed on the side elevation at first floor level; this should be obscured to not have a negative impact on neighbouring dwellings. No.7 Greenway has existing windows on their side elevation; an obscure window will protect their privacy.

The proposed bedroom will have sufficient light and outlook. The proposed development will leave a sufficient amount of garden space.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

#### Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking arrangement of highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

**Condition(s) (4)**

- 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 development shall be carried out in accordance with the following drawings and documents hereby approved: - Layouts Existing and Proposed MC-622-01 - Elevations Existing and Proposed MC-622-02

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, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the side extension all windows to the side elevation facing south at upper floor level on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places

for Everyone Joint Development Plan and the National Planning Policy Framework.

**Approval Reason(s) (1)**

- 5      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.