

Officer Report

Case Reference: PL/2026/0591
Location: 52B KINGSWAY, MIDDLETON, MANCHESTER, M24 1LG
Proposal: Two storey side, single storey rear and front porch extensions following demolition of existing conservatory and garage
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the south of Kingsway in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof. An existing single storey garage is found to the side elevation which is rendered.

Access to the site is taken from the roundabout, and Alkrington Primary School is located a short distance to the west.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension, single storey rear, and front porch extension following demolition of existing conservatory and garage.

RELEVANT PLANNING HISTORY

None recorded.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1

Sustainable Places

Local Guidance

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

Design, character and appearance

Paragraphs 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The application proposes the construction of a two-storey side extension projecting 3.6m from the side elevation of the existing dwelling. It would have a hipped roof

which would be set down from the roof of the existing dwelling. Whilst it is acknowledged that the proposed extension would be large, and that it would not necessarily enhance the visual character of the surrounding street scene, it is not considered to significantly detract from it.

There are several dwellings along the street scene in close proximity to the application dwelling which have two-storey side extensions of similar size to the proposed; these extensions are not set back at ground or first floor. Therefore, whilst it is acknowledged that the proposed development would be contrary to Paragraph 5.12 of the SPD – which states that a two-storey side extension should be set back either 2m at first floor or 1m at both ground and first floor – the development is considered to reflect similar developments within the street scene. The lack of a setback is therefore not considered significantly detrimental to the visual character of the existing dwelling or surrounding street scene.

The proposed single storey rear extension is considered to appear as a subservient and in proportion addition to the existing dwelling.

Having regard to the above, the proposed developments are not considered significantly detrimental to the visual character of the existing dwelling or surrounding street scene. The proposal is therefore considered to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the relevant design provisions of the National Planning Policy Framework.

Residential amenity

Paragraph 135 of the Framework requires development to achieve a high standard of amenity for existing and future users. This is reflected in Policy DM1 of the Rochdale Core Strategy, which requires development proposals to avoid adverse impacts on neighbouring amenity through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed two-storey side extension would impact on No. 54A Kingsway the most which is sited to the east of the application site. No. 54A has 1No. window to the first floor and 1No. door and window to the ground floor which both directly face the common boundary with the application site.

It is acknowledged that the proposed two-storey extension would have some impact on these windows. Notwithstanding, the 1No. window at first floor appeared, during the Case Officers site visit, to be obscurely glazed. As such the impact on this window is not considered significantly detrimental. Furthermore, whilst there would be some impact on the ground floor window, the building line of No. 52B is such that the two-storey extension would not be constructed directly in front of this window. The window would therefore still receive sufficient light for future occupiers.

The proposed single storey rear extension is not considered significantly detrimental to the amenity that either No. 54A, or the adjoining neighbour, No. 52A could reasonably expect to enjoy. The proposed 2.925m projection would be in line with the guidance of the SPD, and it is acknowledged that the common boundary

between the application site and No. 52A splays away from the proposed building line of the extension.

Highways and parking

The application property would retain two off-street parking spaces, and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- DWG No. PP-15023851v1 (Location Plan)
- DWG No. 1090-08D (Proposed First Floor Plans)
- DWG No. 1090-06A (Proposed Site/Block Plans)
- DWG No. 1090-09A (Proposed Roof Plans)
- DWG No. 1090-10B (Proposed Elevations)
- DWG No. 1090-07D (Proposed Ground Floor Plans)

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 Unitary 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

Approval Reason(s) (1)

- 4 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.