

Officer Report

Case Reference: PL/2026/0536
Location: 9 HANLEY CLOSE, MIDDLETON, MANCHESTER, M24 1PE
Proposal: Single storey side and rear, two front dormers and rear dormer extensions including raised ridge, roof lights, velux to roof and render to front and rear following removal of existing front porch, side and garage extensions.
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 9 Hanley Close, Middleton. This is a detached bungalow within a cul-de-sac. Bungalows within the street have been modified to provide additional living space.

Proposal

The application seeks permission for a single storey side and rear extension, two front and one rear dormer. Raising the height of the ridge and render to the front and rear elevation after removing the front porch and garage.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3 Type, Size and Design of New Housing

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

Relevant Site History

N/A

Consultations

N/A

Representations

Letters of notification have been sent out to surrounding properties, no comments have been received.

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

The NPPF sets out in chapter 14 DP1-DP4 that development proposals should integrate and enhance their surrounding and strengthen the existing character of the site. This largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high-quality design.

The proposed development will result in a significantly revised appearance of the dwelling through the increase in the ridge height, front dormers and the proposed render. The ridge is to increase by 0.5m, this will not appear prominent within the street scene as the neighbouring dwellings no.7 and no.9 have increased their ridge height. The proposed development will result in the existing bungalow appearing more similar in design to the neighbouring dwellings that have been altered over the years.

There is no render on the existing bungalow however the neighbouring dwellings have been rendered. The proposed render will be white, this will match the existing street scene, on balance the proposed render is considered acceptable and will not result in a negative impact on the street scene.

The SPD sets out guidance for dormers, dormers to the front elevation are not normally permitted. Within the existing street scene front dormers have been permitted, no 6 Hanley Close has three dormers to the front elevation. The front dormers will be modest in size and finished in grey tiles to match the roof, this is considered acceptable.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

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."

There is an existing dining room and kitchen projecting from the rear elevation. The development proposes to replace this with a single storey side extension projecting 2m from the side elevation and extend 8.5m from the rear elevation. The SPD sets out guidance for single storey rear extensions in paragraph 5.6, 'For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling' The proposed extension will project approx. 7.5m from the rear neighbouring elevation and is set away from the boundary by approx. 1m, this will not comply with the SPD however, a significant part of the footprint will occupy the previous footprint and it will be single storey. The development will not result in a loss of outlook for the neighbouring property or have an overbearing impact.

The proposed dormers will not overlook any neighbours and not result in a negative impact on neighbour amenity. The proposed bedrooms will be a sufficient size and have an acceptable level of light and outlook.

Sufficient garden space will remain for existing and future occupiers.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

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. Chapter 15 of the NPPF TR6 sets out development proposals should be refused if they would have a severe adverse impact on the transport network or 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) (3)

- 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:

- Location Plan
- Proposed Site, Block and Location Plan 1108-06
- Proposed Elevations 1108-10A
- Proposed Ground Floor Plan 1108-07B
- Proposed Loft Floor Plan 1108-08B
- Proposed Roof Plan 1108-09B

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 No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

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)

- 1 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.