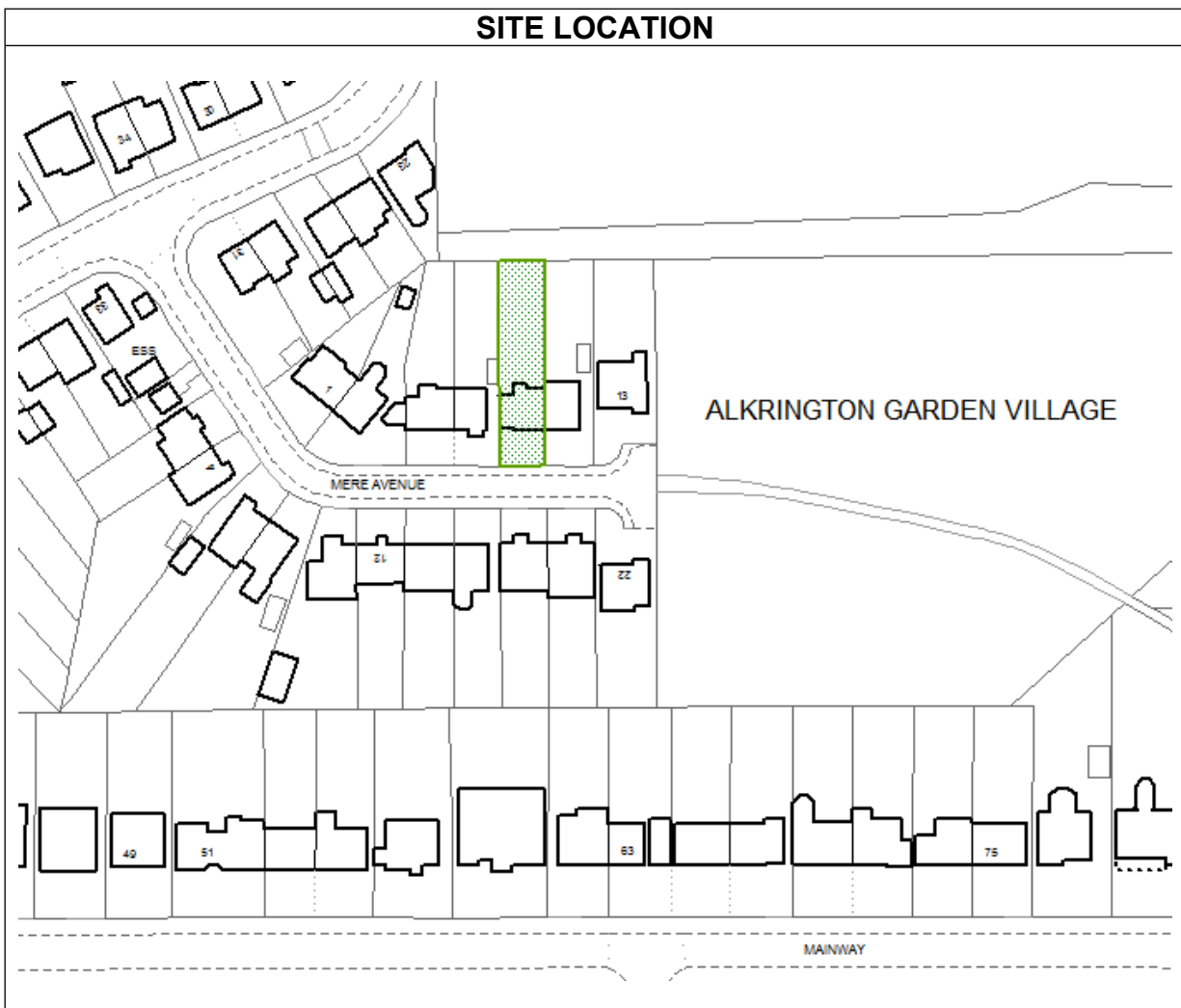


Report to Planning and Licensing Committee



Date of Meeting	8 August 2019
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Osian Perks
Public/Private Document	Public

Application: 19/00619/HOUS	Township: Middleton	Ward: South Middleton
Applicant: Mr & Mrs Williams		Agent: Mr Steve Shiels
Site Address: 9 Mere Avenue, Middleton, M24 1LH		
Proposal:	Single storey front, side & rear extension following the demolition of the existing garage	



DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in the interests of transparency due to the applicants' relationship to Cllr Peter Williams.

PROPOSAL SUMMARY

- 2.1 Planning permission is sought for the erection of a single storey front, side and rear extension.

RECOMMENDATION

- 3.1 It is recommended that the Planning and Licensing Committee resolves to **GRANT planning permission** subject to the recommended conditions.

REASON FOR RECOMMENDATION

- 4.1 The proposed extension would constitute a sympathetic addition to the application property and would not adversely impact upon the amenities of the occupiers of neighbouring properties. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

SITE

This application relates to a semi-detached, domestic property located within a residential cul-de-sac within Middleton. It is built in red brick with a hipped roof and attached garage adjoining the side elevation. Within the rear roof slope of the application property is a small, flat roofed, dormer window.

PROPOSAL

This application seeks permission for the erection of a wrap-around, single storey front, side and rear extension. It would be built with a hipped roof. It would project approximately 2.35m beyond the side elevation; 1.4m beyond the front elevation and 3m beyond the rear elevation of the application property.

Amendments

Amended plans have been received showing the previously proposed rear dormer window removed.

DEVELOPMENT PLAN

Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Rochdale Core Strategy (CS) 2016:
P3 Improving Design of New Development
DM1 General Development Requirements

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

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

RELEVANT HISTORY

19/00089/HOUS - Proposed single storey front and side extension and two storey, first floor and second floor rear extensions and roof alterations. Withdrawn.

TOWNSHIP PLANNING PANEL

No formal comments were received at planning panel meetings.

PUBLIC REPRESENTATIONS

Neighbouring residents were notified of this application via a letter. A period of 24 days was provided for representations to be received. A site notice was also erected

outside the property which allowed 24 days for written representation. No representations have been received.

ANALYSIS

Design

1. The proposed extension is single storey and would appear subservient to the application property. The forward projection of the extension beyond the front main wall of the dwelling is also considered to be acceptable in this location.
2. The property has an existing garage to the side and so bins are already stored to the front of this at present. However it is noted that the proposed replacement garage would be located further forward and this provides the applicant with the opportunity to store the bins in the larger garage out of view of the street scene.
3. The extension would be constructed in materials matching those of the host dwelling and would have a hipped roof. By virtue of its materials and design, the extension would appear as a sympathetic addition to the application property and would not detrimentally impact upon the character of the street scene in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amenity

4. To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the Guidelines & Standards for Residential Development SPD provides standards which should be adhered to. Paragraph 5.6 of the guidance document states that the maximum projection for single storey extensions for attached properties, is 3 metres measured from a point along the common boundary in line with the rear elevation of the adjoining or adjacent dwellings.
5. The proposed extension would have a depth of 3 metres and the adjoining No.11 Mere Avenue has a single storey rear projection close to the common boundary which has a depth of 1 metres. In relation to this neighbouring property, the proposed extension would accord with the above guidance and would not harm the amenity of the occupants.
6. The proposed extension would extend 3 metres beyond the rear elevation of the neighbouring No.7 Mere Avenue thus according with the paragraph 5.6 of the SPD. In addition, an outbuilding is positioned on the boundary between the application property and the neighbouring No.7, which would somewhat screen views of the proposed extension.
7. The proposed extension would be built within close proximity to the curtilage boundary shared with No.7 Mere Avenue which has two side facing, ground floor windows. The outlook from/levels of natural light to these windows is restricted by the existing garage adjoining the application property and the side elevation of the application property itself. In light of this, it is considered

that the erection of the extension would not result in a significant loss of light to or significantly reduce the outlook from these windows.

8. In light of the above, it is considered that the proposed extension would not have an overbearing impact upon or result in undue loss of light and would not therefore harm the amenity of the occupants of No.7.
9. The proposed extension would extend 1.4m beyond the front elevation of the application property. By virtue of its size, it is considered that it would not have an overbearing impact upon or result in a loss of light to the front facing windows of the neighbouring No.7 or No.11 Mere Avenue.

Conclusion

10. The proposed extension would appear as a sympathetic and subservient addition to the application property and would be acceptable in the street scene. It would not harm the amenities of the occupiers of neighbouring properties. Therefore, the application accords with policies DM1 and P3 of the Rochdale Core Strategy and the NPPF.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves to **GRANT planning permission** 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:-
 - Location Plan (1) (Dwg No. OS)
 - Elevations (existing) (Dwg no: A.01.1.4)
 - Ground floor (existing) (Dwg no: A.01.1.1)
 - Site Plan (proposed) (Dwg no: A.01.2.5)
 - Site Plan (existing) (Dwg no: A.01.1.5)
 - Ground floor (proposed) (Dwg no: A.05.1) (submitted: 13/07/2019)
 - First Floor (proposed) (Dwg no: A.05.2) (submitted: 13/07/2019)
 - 2nd floor (proposed) (Dwg no: A.05.3) (submitted: 13/07/2019)
 - Proposed elevations Dwg no: A.05.4) (Rev: A) (submitted: 13/07/2019)

and the development shall not be carried out other than in accordance with these drawings hereby approved.

Reason: For the avoidance of any doubt and to ensure a satisfactory standard of development in accordance with policies of the adopted Rochdale Core Strategy and the Unitary Development Plan as listed below on this decision notice.

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.