

Report to Planning and Licensing Committee



Date of Meeting	6 th February 2020
Portfolio	Councillor Carol Wardle, Development & Housing
Report Author	Ryan Killeen
Public/Private Document	Public

Application: 19/01330/HOUS	Township: Middleton	Ward: North Middleton
Applicant: Mrs D Williams	Agent: N/A	
Site Address: 98 Glenwood Drive, Middleton, M24 2TW		
Proposal: Two Storey Side Extension		

SITE LOCATION



DELEGATION

- 1.1 The application is referred to the Planning and Licensing Committee in accordance with the scheme of delegation, as the applicant is a Member of the Council dealing with planning matters.

PROPOSAL SUMMARY

- 2.1 Two Storey Side Extension and Single Storey Rear Extension

RECOMMENDATION

- 3.1 That planning permission be **GRANTED** subject to the schedule of recommended conditions.

REASON FOR RECOMMENDATION

- 4.1 The proposed extension would comprise a visually acceptable addition to the application property, the development would demonstrate subservience by virtue of being set back from the front elevation of the host dwelling and having a ridge height set down.
- 4.2 By virtue of its siting and scale, the development would not adversely impact upon the amenities of the occupiers of the neighbouring properties. The proposed development would therefore accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

SITE

This application refers to 98 Glenwood Drive, a two-storey, semi-detached property located on an estate of similar properties in Heywood. The property is southeast facing towards the highway and opposite no.150 Glenwood Drive. It is characterised by the architectural features on the front elevation: a rendered first floor elevation, a ground floor bay window and brick detailing.

The applicant's property directly adjoins no.100 Glenwood Drive to the southwest, and is adjacent to no.96 Glenwood Drive to the northeast. The property has a garden to the front and rear of the dwelling as well as access between the two that doubles up as off-street parking for several vehicles.

PROPOSAL

The application proposes a two-storey side extension that projects 2.35m from the northeast side elevation. The extension is set back 1m from the front elevation of the dwelling and runs the remaining length of the side elevation (6.6m) at the first floor, and 9.6m on the ground floor. It is also set down from the ridge height of the main house. The application proposes a double window at each level on the front elevation, and a double window at first floor level and an obscure-glazed window at ground floor level on the rear elevation.

The works are to be completed in brick and render to match existing, and fenestration are to be in grey UPVC to match existing. The roof is proposed to be finished in concrete tiles to match existing.

Amendments

The original proposals indicated that the front elevation was to be flush with the front elevation of the host dwelling. As the plans would fail to adhere to sections 5.11 to 5.13 of the SPD regarding the terracing effect, it was requested that the front elevation be set back 1m at a ground floor and first floor level. As access between the front and rear curtilage would be cut off, a bin store was requested to the front of the property.

Due to the loss of floor space, a 3m rear extension, the width of the side extension was also added.

DEVELOPMENT PLAN

Adopted Rochdale Core Strategy (RCS):

SD1 Delivering sustainable development
DM1 General development requirements

SO3 Improving design, image and quality of place

P2 Protecting and enhancing character, landscape and heritage
P3 Improving design of new development

Rochdale Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents:

Guidelines and Standards for Residential Development (June 2016)

NATIONAL PLANNING POLICY AND GUIDANCE

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

RELEVANT HISTORY

N/A

CONSULTATION RESPONSES

N/A

TOWNSHIP PLANNING PANEL

None.

MEMBER REPRESENTATIONS

None.

PUBLIC REPRESENTATIONS

Objection Reps	0	Support Reps	0	Neutral Reps	0
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Letters of notification were sent by the LPA to surrounding neighbours. No representations have been received.

ANALYSIS

Design & Appearance

1. The proposed extension would represent a subservient addition to the host pair of dwellings. It would maintain the balance of the host pair of semi-detached dwellings through setting the ridge height down and the front elevation back; creating a visual break and avoiding a terracing effect.

2. The proposed window placement, use of obscured glazing and roof pitch and type demonstrate coherence with the design values of the host dwelling, preserving its character and immediate street scene.
3. Whilst the small rear projection would break the uniformity of the rear elevation, it is sited towards the rear of the property and therefore cannot be viewed from the public realm, avoiding any undue harm to the appearance of the street scene.
4. Access will be cut off between the front and rear curtilage. This is acceptable in this instance as wheely bins can be stored in the bin store to the front of the property as indicated on the plans.
5. The proposed materials are brick, render, concrete tiles and grey UPVC to match existing. The design values of the proposed extension therefore correspond with that of the original dwelling.
6. In light of the above, the design of the proposal is considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD (paragraphs 5.1 and 5.11 to 5.13), and the NPPF.

Amenity

7. In assessing the proposed extension against the guidance contained within the Council's *Guidelines & Standards for Residential Development* SPD, it is noted that the extension would comply with the guidance within sections 5.5 to 5.7 of the SPD. This is with respect to the neighbouring property to the east, given the lateral separation between the host property and the shared boundary with no. 96 of circa 5m.
8. Section 4.1 of the SPD sets out minimum distance guidance for new developments in order to prevent a significant loss of privacy and/or light for occupiers of dwellings. The proposal would marginally exceed the guideline distance between upper floor rear facing windows and the directly facing boundary, and first floor windows of directly facing neighbouring windows. However, this is minimal and not so great as to recommend refusal of the scheme (<0.5m to rear boundary and <1m to rear facing neighbour).
9. The residential amenity of the property will also be preserved as a suitable proportion of the rear garden will be maintained.
10. In light of the above, the proposed extension would not unduly impact on the amenity of the occupants of neighbouring properties and would therefore accord with policy DM1 of the adopted Rochdale Core Strategy, the relevant requirements of the Residential Development SPD and the NPPF.

RECOMMENDATION

It is recommended that the Planning and Licensing Committee resolves to:

a) **GRANT planning permission** subject to the below schedule of 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 related to the following plans:-
 - Location Plan
 - ADL 10195499/10 – Existing Layouts and Elevations
 - ADL 10195499/11 – Proposed Layouts and Section
 - ADL 10195499/3 – Proposed Elevations, Roof and Site Plan

and the development shall be carried out in complete accordance with these drawings hereby approved.

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 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 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.

4. The extension hereby permitted shall not be occupied until the bin store has been erected in accordance with details shown on drawing ADL 10195499/11 – Proposed Layouts and Section and shall remain hereafter.

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.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal

comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.