

Report to Planning and Licensing Committee



Date of Meeting	18 March 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
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Public/Private Document	Public

Application: 20/00614/HOUS	Township: Middleton	Ward: North Middleton
Appeal Reference: APP/P4225/D/20/3262484		Decision level: Delegated
Site Address: 23 Cleworth Road, Middleton, M24 5DF		
Proposal: Two-storey side and rear extension with single storey front extension and alterations to existing rear elevation		
Applicant: Mr Chris Gladstone		Agent: Mr Frank Smith
Planning Inspectorate Decision: Appeal Dismissed – 8 February 2021		
<ul style="list-style-type: none"> – The application was refused due to the impact of the proposal on the character and appearance of the host dwelling and wider area as a result of the terracing effect and lack of subservience of the proposed two-storey side extension. This was contrary to the Council's <i>Guidelines and Standards for Residential Development</i> SPD, policies DM1 and P3 of the Rochdale Core Strategy and the NPPF – The Appeal Officer noted the guidance within the Council's Guidelines & Standards for Residential Development SPD, which advises that two storey side extensions should have their front elevations set back to prevent a terracing effect. The set back of no.21 in relation to the appeal property was not considered to negate the need to set back the proposed extension. – The officer further stated that the lack of set back and significant scale and mass of the extension would cause it to lack subservience, and would read as an overly dominant addition to the host dwelling. – The Officer also noted that the chamfered corner to the rear of the proposed extension would appear as a discordant feature which would fail to reflect the original form and design of the host dwelling. – Examples of similar forms of development in Cleworth Road were not considered directly comparable due to their age. – The Officer concluded that the proposal would have a harmful effect on the character and appearance of the host dwelling and the wider area contrary to Policies DM1 and P3 of the Rochdale Adopted Core Strategy, which collectively seek to ensure that developments respect their context and enhance the quality of the area. It would also fail to accord with the guidance of the SPD as noted above. 		