

Report to Planning and Licensing Committee



Date of Meeting	2 September 2021
Portfolio	Councillor John Blundell, Cabinet Member for Economy and Communications
Report Author	Emily Sykes
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Application: 21/00116/HOUS	Township: Middleton	Ward: East Middleton
Appeal Reference: APP/P4225/D/21/3274633		Decision level: Delegated
Site Address: 3 Stanway Close, Middleton, M24 1HE		
Proposal: Single storey side and rear extension including front and rear dormers		
Applicant: Miss Abigail Jackson		Agent: Mr Mohammed Khan
Planning Inspectorate Decision: Appeal part allowed / part dismissed – 3 August 2021		
<ul style="list-style-type: none"> – The main issue was found to be the effect of the proposal on the living conditions of the occupiers of no.5 Stanway Close, with regard to light and outlook – The inspector found that the ground floor extension would extend across most of the width of the driveway towards no.5. The neighbouring property has a side-facing window that serves a kitchen and dining room that is positioned close to the common boundary with the appeal site. – The inspector noted that as a result of its proximity and height, the extension would result in a loss of light to the neighbouring window and will unduly dominate the outlook from this window and appear overbearing. The inspector found that the proposed single storey extension will result in the unacceptable diminishment of the quality of the usability of the room this window serves. It was therefore found to be contrary to Policy DM1 of the Rochdale Core Strategy 2016, the NPPF and the Guidelines and Standards for Residential Development SPD. – The inspector found that due to the size and positioning of the proposed front and rear dormers, they would not have an adverse effect on the living conditions of neighbouring occupiers. The inspector noted that the Council raised no objections to this aspect of the scheme and agreed with this decision. As the proposed dormer extensions would be physically separable from the other aspect of the development, the inspector has issued a split decision, allowing this part of the proposal as it would not have a detrimental impact in relation to the main issue. – As such, the inspector concluded that the appeal should be allowed in part and dismissed in part. 		