

PROPOSED FRONT DORMER EXTENSION, ENLARGEMENT OF EXISTING REAR DORMER AND SINGLE STOREY REAR EXTENSION TO REPLACE EXISTING PORCH



11 Piethorne Close, Newhey, Rochdale, OL16 3RH

PLANNING STATEMENT

Location

The application relates to 11 Piethorne Close, a semi-detached bungalow located in the suburb of Newhey. The dwelling is adjoined by no. 12 Piethorne Close to the south-west, adjacent to 10 Piethorne Close to the north-east, and faces the highway to the north-west. The rear boundary of the curtilage borders allotment gardens to the south-east. The host property is located at the end of the cul-de-sac and comprises of a single garage to the rear and a driveway.

Description of Proposal

Planning permission is sought for:

1. the erection of a flat roof dormer to the front roof slope of the host dwelling, measuring approx. 2.8m in length, approx. 2.1m in height and approx. 3.4m in depth. The proposed front dormer would be constructed in dark grey PVC cladding with PVC windows to match existing.
2. The application also proposes a rear extension which projects 4.7m from the rear elevation of the host dwelling. The proposed rear extension roof would join the host dwelling roof to form a catslide roof with an eaves height of approx. 2.4 – 2.7m.
3. The existing rear flat roof dormer would also be extended by approx. 1.56m along the rear roof slope, measuring approx. 5.4m in length, approx. 1.99m in height and approx. 4.7m in depth.
4. The application also proposes alterations of the side elevation fenestration to accommodate changes in internal layout.

The proposals would be constructed from materials matching the host dwelling; however, it is proposed to render all elevations which will in part contribute to covering alterations to the existing external walls.

Relevant History

78/D06906 – loft conversion to rear dormer bedrooms

Policy

National

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)

Local

- Saved Rochdale Unitary Development Plan (UDP) 2006:
- G/D/1 Defined Urban Area
- Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

- P3 Improving Design of New Development
- DM1 General Development Requirements
- T2 Improving Accessibility
- Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

- Supplementary Planning Document
'Guidelines and Standards for Residential Development' (2016).

Planning statement

Design: DM1 and P3

1. Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high-quality design and take the opportunity to enhance the quality of the area”* and to *“enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.”* In addition, section 5.1 of the SPD states development proposals should be *“in keeping with the host property and generally should be subservient to it.”*
2. The application proposes a front dormer and an extension of an existing rear dormer. Section 5.16 of the SPD notes *“dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited. Dormers to the front elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.”*
3. Section 5.17 of the SPD expands on this with the following principles:
 - (i) *“They should not exceed the height of the ridge and where possible, should be sited below the ridge line of dwelling;*
 - (ii) *They should be set back from the eaves line;*
 - (iii) *They should be set in from the party/side walls of the house;*
 - (iv) *Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
 - (v) *Dormers which wrap around the side of a hipped roof are not acceptable;*
 - (vi) *Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
 - (vii) *The materials used in the construction of dormers should match those of the existing roof;*
and
 - (viii) *Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.”*
4. As it stands, numerous properties along Piethorne Close comprise of similarly designed flat roof dormers to the front elevation, including adjacent properties 7, 15 and 17. It is noted, however, only no. 15 has associated planning history, having been granted planning permission in 2019, the other properties having been approved prior to the adoption of the Rochdale Core Strategy and the SPD.
Given the context of the existing surrounding street scene, on balance, it is considered the principle of a front dormer should be acceptable in this particular location.
5. The proposed front dormer would be nominally set down below the ridge line and would be set back from the eaves and a distance from the party wall with adjoined 12 to mitigate its visual prominence on the street scene.
6. The proposed rear dormer constitutes an approx. 1.56m extension of the existing rear dormer and would retain the roof form, siting and length of the existing.
Taken as a whole, the proposed development would be in accordance with all points of section 5.17 of the SPD.
7. The proposed rear extension is of a single storey form which would appear subservient to the host dwelling. The proposed extension roof is of a lower roof pitch to the host dwelling and would join the host dwelling roof to form a catslide roof which, on balance given its location at the rear, should be considered acceptable.
8. Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.

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9. It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

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

Amenity: DM1 and SPD

1. Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
2. Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”* In particular, section 4.1 states the following minimum space standards for development proposals: *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
3. Section 5.17 of the SPD states *“dormer extension should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 [of the SPD]. Side facing windows should be obscurely glazed.”*
4. The host dwelling does not face any properties to the rear and would not result in any harm in this regard.
5. Additionally, section 5.6 of the SPD states the following maximum standard for single storey extensions:
“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s); For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”
The proposed rear extension projects approx. 3.6m along the common boundary measured from the rear elevation of adjacent no. 12, in accordance with the maximum standard for attached properties.
6. The plans confirm the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants. The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*

The proposed development would not impact on the provision of parking spaces for the host property. Therefore, the proposed parking arrangements are considered acceptable in accordance with policies T2 and DM1.