

Officers Report

Case Reference: 25/01115/HOUS
Location: 10 Bramley Road Rochdale Rochdale OL11 5QN
Proposal: Front and rear dormer extensions with pitched roof including removal of first floor side window
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

SITE

The site is located at 10 Bramley Road, this is a semi detached bungalow. The dwelling benefits from off street parking, front and rear amenity space.

PROPOSAL

The applications seeks permission for a front and rear dormer extension with pitched roof including removal of first floor side window with a pitched roof including the removal of a first floor side window.

The proposal will provide additional living room on the first floor.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The bungalow has an existing front dormer, this will be extended to be the width of the house. The existing rear dormer is small in scale, this will be extended to the cover the width of the roof and will have a pitched roof. The SPD sets out principle that apply to dormer extensions, the proposed development is considered to comply.

The neighbouring dwellings have similar dormers, therefore in this context the dormers are not considered to have a negative impact on the street scene. The proposed materials will match the host dwelling and are considered acceptable.

In view of the above assessment, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The proposed front dormer will not reduce the separation distance of the windows and are not considered to have a negative impact on neighbour privacy. The proposed rear dormer will introduce new windows on the first floor of the dwelling which will create some views towards neighbouring rear gardens, but it is not considered that this will result in a harmful level of overlooking or loss of privacy to the neighbouring occupants.

Both dormers are considered to be of an appropriate scale and will not have an overbearing impact on neighbours.

The proposed bedrooms will have sufficient light and outlook and are considered acceptable.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking and is considered acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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
- Proposed Ground Floor and Site Plans 25-09-04 02
- Proposed First Floor Plan 25-09-04 03
- Proposed Elevations 25-09-04 04
- Proposed GA section details thro dormers 25-09-04 05
- Proposed Specification 25-09-04 06

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

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