

APPLICATION NUMBER: 24/00075/HOUS

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Location:	108 Mount Road, Middleton, M24 1FS
Proposal:	Erection of rear dormer extension including alterations to existing roof and fenestration.
Applicant:	Mr Micheal Kidd
Case Officer:	Bob Melling
DETERMINATION DATE 05.04.2024	EXT OF TIME N/A
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 108 Mount Road, a semi-detached bungalow located in Middleton. The property faces the highway to the north, is adjoined by no. 110 Mount Road to the east and is adjacent to no. 106 Mount Road to the west. To the rear, the application property borders a small parcel of green space, beyond which lies a run of semi-detached dwellings along Penrhyn Avenue.

Description of Proposal

Permission is sought for a rear dormer extension following the removal of the existing projecting pitched roof feature to the rear roof slope. The proposed dormer would have a length of approx. 6.17m, depth of approx. 3.43m and height of approx. 1.98m with a total cubic volume of approx. 20.95m.

The proposals also include the insertion of a roof light to the front roof slope and alterations to the existing fenestration including the insertion of a secondary kitchen window in the existing side elevation. The proposed roof light would project approx. 0.14m from the front roof slope.

Materials for construction are proposed to match existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

No objections.

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

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).

Amendments

Following concerns raised regarding the proposed materiality of the dormer, amended plans were submitted indicating the use of hung rosemary tiles to match the existing roof.

Assessment

Design: DM1 and P3

Policy P3 of the adopted Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

Paragraph 5.16 of the SPD states that dormer extensions can be visually prominent, particularly where they can be seen from the public highway. Therefore it is important that they are carefully designed and sited. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.

Section 5.17 of the SPD offers the following principles that should apply in the determination of applications that include dormer extensions:

- i. They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the 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 ridges 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

The proposed rear dormer would be sited below the ridge line, set back from the eaves line and set in from the side walls of the existing dwelling. The proposed fenestration would align with the ground floor fenestration and the face and sides of the dormer would be finished in rosemary clay tiles to match the existing roof.

Whilst the SPD states that dormers with flat roofs should be avoided, it is acknowledged that the majority of dormer extensions on Mount Road feature flat roofs. Therefore, it is considered that the use of a flat roof in this context and sited to the rear elevation of the property, would not be unduly harmful to the character of the host dwelling and wider street scene.

In light 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.

Amenity: DM1 and SPD

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

- 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;
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed dormer window would measure approx. 12.7m to the rear boundary of the curtilage and 44m to the residential properties on Penrhyn Avenue.

The proposed secondary kitchen window would measure approx. 6m to the directly facing side elevation of no. 106 Mount Road. However, the proposed window would replicate an established relationship and is not considered to result in any undue harm to the neighbouring occupiers.

The proposal indicates that all habitable rooms would receive sufficient natural light and that a 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.

In view of the above assessment, it is considered that the proposed development accords with the requirements of policy DM1 of the Rochdale Core Strategy, the SPD and the NPPF.

Recommendation: Grant subject to the following 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. The permission relates to the following plans:

- Location Plan
- Existing Floor Plans. Submitted on 05/03/2024
- Existing Elevations. Submitted on 05/03/2024
- Proposed Floor Plans. Submitted on 05/03/2024
- Proposed Elevations. Submitted on 05/03/2024
- Proposed Section. Submitted on 05/03/2024

And the development shall be carried out in 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 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.

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.

	Date	Officer
Report Completed	12/03/2024	Signed: BM
Authorisation	04/04/2024	Signed: RC

Report Author Bob Melling