

APPLICATION NUMBER: 24/00210/HOUS

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Location:	5 Woodlands Road, Milnrow, Rochdale, OL16 4HA
Proposal:	Front dormer extension, single storey porch extension to the side elevation, alterations to fenestration on the rear and side elevations and addition of 1 no. roof light on rear roof slope
Applicant:	Mr Iliad Pirasteh
Case Officer:	Sam Yuen
DETERMINATION DATE 29.04.2024	EXT OF TIME 12.07.2024
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. 5 Woodlands Road, a semi-detached bungalow of pebbledash construction located in a residential area in Milnrow. The dwelling is sited on a corner plot with Claremont Road and is adjoined by no. 3 Woodlands Road to the south-east, adjacent to no.1 Claremont Road to the south-west, and faces the highway and no. 8 Woodlands Road to the north-east. The property benefits from a detached garage to the rear of the dwelling. The surrounding area comprises of semi-detached bungalows, many of which feature substantial front and/or rear dormer extensions.

Description of Proposal

Planning permission is sought for a front dormer extension on the north-east roof slope of the dwelling. The front dormer measures 6.99m in length, 2.57m in height

and 3.98m in depth, and is characterised by a lean to roof form with two gable-end dormers.

The application also proposes a porch to the north-west-facing side elevation. It is characterised by a pitched roof form and has a ridge height of 3.58m and a height to eaves of 2.7m.

The proposed plans also indicate the alterations to fenestration on the ground floor rear elevation and the first floor side elevation, alongside the addition of one roof light on the rear roof slope.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

81/D13149 - 2 Mitre High Garden Wall - Refuse

78/D07201 - Garage Extension - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed development is unlikely to have any impact upon highway movements.

Highways have no comment regarding these proposals.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1: Sustainable Places

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 regarding overlooking impacts and occupier amenity, amendments were made to the following:

- ☐ Removal of the previously proposed rear flat roof dormer;
- ☐ Alterations to the internal layout; and
- ☐ The addition of one roof light on the rear roof slope.

Assessment

Design: DM1 and P3

- ☐ Paragraph 135 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring they are “*sympathetic to local character.*”
- ☐ Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
- ☐ 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.”

- ☐ The proposal seeks to construct a dormer on the front roof slope of the dwelling. 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.”* Section 5.17 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.”*

- ☐ The wider street scene comprises of dwellings with substantial front and rear dormer extensions. A number of the front dormers occupy the full width of the dwellings and are set above the ridge lines. With this in mind, it is considered the proposed front dormer would not appear wholly out of keeping from this established context and would be acceptable in principle.

- ☐ The proposal would fail to comply with point (iii) and (vi) of Section 5.17 by virtue of its scale, lack of setback from the side walls and window sizes. However, it is noted the proposed dormer would not appear proportionally larger than the existing dormers in the neighbouring dwellings, where full width dormers are established features. It is also acknowledged the proposed dormer would match the existing gable-fronted front dormers of adjoining no. 3 in design and scale. Taking into account of this local context, it is considered the proposed development would not detract from the established character and appearance of the street scene and would justify a relaxation of the above guidelines which would be acceptable on balance.

- ☐ The proposal also seeks to construct a single-storey porch extension to the side elevation of the dwelling, projecting towards the junction between Woodlands Road and Claremont Road. Porches are not original features of

the bungalows within the estate, and whilst dwellings comprising porch extensions are limited, some are present in the immediate vicinity, namely no. 7 Woodlands Road and no. 1 Claremont Road. These enlargements do not appear to have associated planning history but have been extant in excess of 12 years. Notwithstanding, the proposed porch is not of a disproportionate scale and would retain a 5.16m intervening distance from the highway. Given this, the porch is not considered to significantly erode the open space between the host dwelling and the highway and would not appear an overly obtrusive addition.

- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.”*
- ☐ In particular, 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.”* Section 5.6 states the following maximum standard:
 - ☐ *“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).”*
- ☐ For the purposes of this assessment, the above maximum standard would also apply to single-storey front extensions.
- ☐ The proposed front porch extension is set away from the adjoining common boundaries and projects 1.37m from the front elevation of the dwelling which would be acceptable.
- ☐ Additionally, 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.”*
- ☐ The proposed front dormers would be sited 20.8m away from the existing front dormer windows of no. 8 Woodlands Road, which falls marginally short of the requirements of Section 4.1. However, it is noted this separation distance is in line with the existing distances between dormer extensions of dwellings in the area. Given this relationship, it is considered the overlooking impacts would be acceptable on balance.

- ☐ The submitted plans indicate 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the existing hardstanding.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

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 – Drawing No. 1 received 04/03/2024
- ☐ Existing Site Plan, Floor Plans and Elevations – Drawing No. 2 received 04/03/2024
- ☐ Proposed Site Plan, Floor Plans and Elevations – Drawing No. 3 received 01/07/2024

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, the adopted Places for Everyone Joint Development Plan 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the bathroom window in the first floor on the north-west facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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	03/07/2024	Signed: SY
Authorisation	11/07/2024	Signed: RK

Report Author Sam Yuen