

APPLICATION NUMBER: 25/00041/HOUS

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Location:	110 Shaw Road Rochdale OL16 4SQ
Proposal:	Alterations to existing roof from hip to gable, installation of two front dormers and one rear dormer, alterations to fenestration and facing brick work including re-roof of existing single storey rear and application of render to side and rear elevations
Applicant:	Mr Steven Morgan
Case Officer:	Hamish Rigg
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 110 Shaw Road, a converted dormer bungalow in the Royton area of Rochdale. Shaw Road connects Rochdale to the north, with Oldham to the south, comprising houses on the west side of the road which overlook open countryside on the east side. The majority of houses along Shaw Road are detached, including several two-storey converted bungalows.

No. 110 faces east, overlooking a front garden, the adopted public highway, and open fields. It flanks no. 108 to the north, and no 29 Cliftonville Road to the south. Its rear boundary faces west, bordering the rear garden of no. 25 Cliftonville Road.

Description of Proposal

Permission is sought for the following works:

- A hip to gable roof extension, together with the construction of three front cuckoo dormers;
- The extension of the flat roof rear dormer, spanning the full width of the roof;
- Alterations to roof form of the existing single-storey rear extension;
- The application of off-white render to the side and rear elevations;
- The applications of stonework slips to the front elevation and dormers;
- Alterations to fenestration throughout.

Relevant History

92/D27934 - Grant STC

Rear dormer extension, formation of pitched roof to side and rear extensions, insertion of bay window and canopy to front elevation.

84/D16288 – Grant STC

Rear dormer extension

80/D11681 – Grant STC

Single storey side and rear extensions

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties; no objections were raised.

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:

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

Third dormer added to the front and proportions altered.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Dormers:

The SPD recognises that dormers can be incongruous features if not designed and sited carefully, and therefore applies certain design principles.

The proposed front dormers would be street-facing, and therefore it is essential that their appearance is not considered harmful. The three front dormers generally comply with the design principles of the SPD, in that they:

- are equally and evenly proportioned and aligned;
- do not occupy a disproportionate amount of roof space;
- are set below the ridge height, back from the eaves line, and in from the party walls;
- use a pitched roof form;
- and use matching materials to the host dwelling.

By according with the above design principles, the proposed front dormers are considered to be acceptable in their appearance.

Regarding the rear dormer, whilst this does not strictly comply with the SPD, it would not be materially different in appearance from the existing rear dormer, in terms of its flat roof form, rendered finish, proportions and shape. Furthermore, due to its positioning at the rear and below the ridge height, it would have a neutral impact on the character and appearance of the street scene. As such, the rear dormer is considered acceptable in its design.

Materials:

National and local policy states that new development should have regard to local surroundings and materials. Permission is sought for the application of off-white render to the side and rear elevations, replacement dark grey concrete roof tiles, and natural facing stonework slips to the front elevation. Strictly speaking, the proposed stonework slips would not correspond with any of the houses in the surrounding area. However, properties along Shaw Road use a wide range of materials, which display various colours and textures, and due to this lack of consistency, the proposed stonework slips would be considered acceptable. In terms of the render and concrete tiles, these are considered acceptable as they correspond with modern development seen along Shaw Road.

Other matters:

There are no issues from a design perspective relating to the hip to gable roof extension, fenestration, or the roof form of the single-storey rear extension.

Conclusion:

The proposed works are considered to be fairly significant and inherent changes to the original appearance of the dwelling. Whilst the proposed development includes aspects which deviate from the surrounding context, Shaw Road has a mixed housing design and material palette which provides scope for the proposed works. Overall, the design of the proposal is therefore considered to be acceptable, and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The proposed development would result in a moderate increase in the size and massing of the dwelling. As such, there are no issues relating to the impact of the development on neighbouring residents through overbearing impact, overshadowing, or visual intrusion. Furthermore, there are no additional first-floor windows to habitable rooms being proposed over the existing situation and the impact on the privacy of adjacent occupiers would be comparable to that which currently exists.

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

- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements, and is 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. This permission relates to the following plans:

- Existing and proposed rear and side elevations: P04A
- Existing and proposed front and side elevations: P03A
- Existing and proposed site plans: P05A
- Proposed floor and roof plans: P02A
- Location plan: PP-13689783v1

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

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	24/03/2025	Signed: HR
Authorisation	16/04/2025	Signed: RK

