

Application Number:	24/01020/HOUS
Location:	62 Wordsworth Way Rochdale OL11 5JE
Proposal:	Single-storey side and rear extension, increase in ridge height with addition of rear dormer extension, alterations to fenestration and existing front porch, removal of render to front elevation, following demolition of rear conservatory and detached garage
Applicant:	Mr Bilal Hutta
Case Officer:	Rosalind Gralton
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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:

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

The application was publicised by way of neighbour notification. One letter of objection was received. Concerns were raised regarding:

- The increase in the roof height,
- The scale of the proposed increase is incompatible with surrounding properties, will spoil the overall visual appearance.
- All of the properties should maintain the existing 70s design.
- Concern over privacy, blocking out light to adjacent garden
- Availability of parking due to extended properties across the cul de sac led to increased in cars left outside neighbouring properties

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal would incorporate a side extension with a dual pitched roof and a single storey flat roof rear extension, which would adjoin and wrap around the property. The existing single storey garage and outbuilding would be demolished as part of the works. From the rear, the proposed extension would have a contemporary appearance due to the massing of glazing proposed. While this may not be directly in keeping with the property, to the front, the window design would maintain the style of the existing dwelling, and the proposed alterations to the rear would result in minimal visual impact.

The proposed development would include the increase in roof ridge height of 400mm, to accommodate a rear box-style dormer. The dormer would have a cubic volume of 31.46m³, set 390mm above the eaves and 560mm below the ridge height of the roof and would be finished in black uPVC cladding. While the design of the dormer is not in compliance with SPD guidance in relation to a box design, the proposed dormer would not directly look toward any properties to the rear thereby limited its visibility. Officers have also considered what type of dormer could be constructed under permitted development without the increase of the roof ridge, which includes a large box style dormer. However, the proposed materials are unacceptable and officers have sought agreement from the applicant to secure the use of materials for the dormer face and cheeks to match the existing roof tiles.

The minor increase in the roof ridge height of approximately 400mm would not be noticeable from the streetscene, and due to the staggered positioning of the houses, the increase in roof ridge height would not result in a detrimental visual impact on the adjacent neighbour. The uniformity of the existing dwellings across the street, when

viewed from the streetscene and public views, would not be spoilt by the increase in roof height, or the erection of the dormer.

Subject to conditions, 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.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposal would not introduce any side windows that directly face onto the neighbouring properties.

It is noted the proposed demolition of the existing side garage will improve the relationship between the application site and the adjacent public right of way by way of removing direct adjacent development along the boundary, reducing the presence of overbearing or overshadowing development.

The proposal includes the demolition of the existing conservatory and the erection of a 5m rear single storey extension adjacent to the shared boundary with No 64. It is noted No 64 has an existing conservatory at a projection of approximately 2m, adjacent to the shared boundary also.

The guidance at point 5.6 of the Council's Residential Development SPD states 'for detached properties, a point 4 meters along the common boundary measured from the rear elevation of the adjacent dwelling', in relation to maximum projections.

In this instance, the projection is measured from the rear elevation of the conservatory on the adjoining property. As such, this would be approximately 4m beyond the rear elevation of No 64's conservatory. In light of the above, this level of projection would comply with the Council's guidance. When considering impact of the single storey extension on overshadowing, the extension would have a flat roof, a height of 2.7m, 0.6m higher than the eaves of the former conservatory. As such, the flat roof height would only be slightly higher than the existing conservatory, and not be considered excessive or impact the residential amenity of No 64 to an unacceptable degree. It is not considered the loss of light would be unacceptable.

The increase in roof height of 400mm would not result in any unacceptable impact on the adjacent neighbour at 64, due to the staggered nature of the properties, and minor increase in height.

For the reasons above, the proposed development is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore 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: 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:

- ☐ Proposed Elevations - TR-A24-0902-005 – Revision A
- ☐ Proposed Layout - TR-A24-0902-004 – Revision A
- ☐ Location & Proposed Site Plan - TR-A24-0902-003 – Revision A

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 match those used in the construction of the exterior of the existing building in colour, form, type, size and texture. For the avoidance of doubt, the dormer shall be cladded in hung tiles to match the existing main dwellinghouse roof.

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 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	19/12/2024	Signed: RGR
Authorisation	07/01/2025	Signed:LA

Report Author Rosalind Gralton