

Application Number:	25/00698/HOUS
Location:	15 Briar Street Rochdale OL11 4HD
Proposal:	Rear dormer extension to facilitate loft conversion
Applicant:	Mr Ishtiaq Ahmed
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

Location

The application relates to 15 Briar Street, a terraced house located on the outskirts of Rochdale town centre. Briar Street forms part of a series of linear red-brick terraced rows typical of the area. The surrounding environment is predominantly urban in character, comprising warehouses, commercial buildings, key road networks, and high-density residential housing.

No. 15 faces southwest, fronting the pavement and overlooking the adopted public highway. It adjoins no. 13 to the west and no. 17 to the east. The rear boundary of the curtilage faces north, bordering a public green space and residential parking area.

Description of Proposal

The application is for a flat roof rear dormer extension with 2no. windows, to accommodate a fourth bedroom and w.c. Proposed materials include hung slate tiles and UPVC window frames. The dormer would measure 3.3m (width) X 1.8m (height) X 3.6m (depth).

Relevant History

None

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties 23/07/2025; 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

Removal of front dormer

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.

Paragraph 5.16 of the SPD recognises that dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important that 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.

As such, paragraph 5.17 recommends the following principles for 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

The proposed dormer complies with the above policy in that it does not exceed the ridge height, is set back from the eaves line, is set in from the party walls, does not occupy a disproportionate amount of roof space and uses materials to match the roof.

It is not ideal that the dormer has a flat roof and that the windows don't align vertically with the main dwelling, particularly as the rear of the house is easily visible from the green space. However, Permitted Development Rights allow dormer extensions, subject to certain criteria and provided they aren't on a roof slope which forms the principal elevation of the dwellinghouse and fronts a highway. The proposed rear dormer would not be located towards the principal elevation and complies with the other criteria to constitute permitted development. On the basis that the same dormer could be achieved through Permitted Development Rights, the flat roof and window alignment would not warrant a reason for refusal.

The original submission included a front dormer with a flat roof. Dormer extensions to principal elevations, which front a highway, require planning permission and are not afforded permitted development rights. A front dormer was not supported on the

basis that it would have an incongruous and bulky appearance which would harm the visual amenity of the street scene.

It is recognised that no. 7 Briar Street has a front dormer. However, this was erected prior to the adoption of the Council's Guidelines and Standards for Residential Development SPD (2016). Since the adoption of the SPD, the Council places a higher emphasis on design and aims to be consistent in its approach to development. The front dormer serves as an example of poor and incongruous development, and therefore should not be used as a precedent for similar development.

Overall, 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

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.

Due to the siting and scale of the dormer there are no issues relating to overshadowing, overbearing impact, or loss of privacy. The dormer would not detract from the levels of privacy which are typical for this area of the borough.

Overall, 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 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:
 - Proposed sections and side elevations: DWG 5 OF 7 REV. B
 - Roof plans and site location plan: DWG 4 OF 7 REV. B
 - Proposed elevations and floor plan: DWG 4 OF 7 REV. D

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.

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 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	02/09/2025	Signed: Hamish Rigg
Authorisation	02/09/2025	Signed: TH

Report Author Hamish Rigg