

Application Number:	22/01513/HOUS
Location:	18 Chester Avenue Rochdale Rochdale OL11 5LY
Proposal:	Erection of side dormers, extensions to front elevation and erection of new integral garage together with alterations to fenestration including formation of two sliding doors to side elevation and application of external render to all elevations
Applicant:	Mr Carter
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/A
	Neighbour comments received?	Y

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

Location

The location refers to 18 Chester Avenue, Rochdale, OL11 5LY, a single-storey detached property on the corner of Chester Avenue and Broadlagh Road. The dwelling faces south-east, and overlooks Chester Avenue and the side of 16 Broadlagh Road opposite. The rear boundary of the curtilage backs on to the side/rear of 15 Canterbury close. The east facing side elevation faces the side elevation of 16 Chester Avenue, whilst the west facing side elevation overlooks Broadlagh Road.

Description of Proposal

- 2 The application seeks planning permission for the erection of 2 side dormers on the west facing elevation made from dark aluminium cladding and natural timber cladding. The dormer closest to the front of the property would measure 8m in length, 2.4m in height, and 3.3m in depth. The volume of the front dormer would therefore be 31.68m³. The dormer closest to the rear of

the property would measure 4.7m in length, 2.5m in height, and 3.6m in depth. The volume of the rear dormer would therefore be 18.61m³.

- ② The application also seeks permission for the erection of a new integral garage. The length of the garage would measure approx. 13.1m in length and 5.1m in width. The height to eaves would be 2.5m and the height to the roof apex would be 4.4m. White render will be applied to all elevations of the garage, but natural timber cladding and a matching composite door make up the majority of the front elevation.
- ② Alterations to the fenestration include inserting two sliding doors on the west facing elevation, and one on the front elevation where the host property joins the garage. Additionally, a window would be removed from the front elevation of the host property.
- ② White render will be applied to all elevations of the property, broken up by timber cladding on the front elevations of the host property and the garage.
- ② The application was made after the original garage building was demolished. Planning permission was previously granted under application 22/00224 to convert the existing garage into living accommodation, as well as erect 2 side dormers on the west facing roof. However, permission did not include total demolition of the garage. Therefore additional planning permission was required for a new integral garage. As part of the second application, the applicant sought to make amendments to the dormers proposed under application 22/00224, and to include render and timber cladding to the elevations.

Relevant History

01/D39084: formation of pitched roof over garage. **Granted subject to conditions**

22/00224/HOUS : Conversion of existing garage to additional living accommodation, single storey front extension to form new garage, side dormer extensions, installation of access ramp to front, construction of new external wall and alterations to fenestration. **Granted subject to conditions**

Township/Member comments

Not applicable

Consultee responses

Tree Officer

Not Comments received.

Gtr Manchester Ecology Unit

A bat and bird assessment is recommended prior to determination as the proposed development will significantly disturb the existing roof which may house nesting birds and/or bats.

Highways And Engineering

Not applicable

Representations

Letters of notification were sent to all surrounding properties.

Two letters of objection were received. They raised concerns over an existing dormer which does not form part of this planning application, as such no regard shall be had to this matter.

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

A request was made to amend the design and positioning of the proposed west facing dormers, and to introduce a third material to the property. Revised versions of the proposed elevations were received.

Assessment

Design: DM1 and P3

- Policy P3 of the Rochdale Core Strategy (CS) 2016 outlines that all new development must "*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.*" Policy DM1 of the Adopted Rochdale Core Strategy (CS) 2016 requires "*development to be of a high quality design taking the opportunity to enhance the quality of the area.*"

- ☐ The application proposes the erection of an integral garage to replace the previously demolished one. This new proposal remains proportionate and similar in design to the previous garage, ensuring that the new garage remains subservient to the host property. Furthermore, the material choice is in keeping with the host property and enhances the overall contemporary design of the proposal.
- ☐ Policy 5.16 of the Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ regarding dormer extensions. *“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.”*
- ☐ Policy 5.17 of the Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ regarding dormer extensions. Specifically:

(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;

(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;
- ☐ Policy 5.18 of the Supplementary Planning Document ‘Guidelines and Standards for Residential Development’ regarding dormer extensions. *“It is accepted that there may be circumstances that justify a relaxation of these guidelines. Each application will be determined on its merits.”*
- ☐ Considering the guidance regarding dormer extensions outlined above, it is uncommon for flat roof dormers which overlook a highway to be granted planning permission given their prominence. However, the erection of dormers to this property was granted planning approval under application 22/00224/HOUS. Furthermore, since the previous proposal, the design and material palette have improved significantly, creating a contemporary feature of the dormers. The material choice matches the timber cladding on the front elevations to create consistency throughout the design. Whilst the proposed dormers would be highly visible from public vantage points, they would be of an appropriate size and design, preventing them from appearing overbearing or incongruous. On this basis, it is considered that the dormers would have an acceptable impact on the appearance and character of the surrounding area.
- ☐ The proposed material palette, comprising mainly white render, aluminum cladding, Marley Birkdale roof tiles and natural timber would mean replacing the original brickwork and roof tiling on all elevations. Whilst the new materials do not match most of the original properties in the area, there are numerous examples where render and/or aluminum cladding has been applied to other properties. Furthermore, the contemporary design and use of

3 materials creates visual interest which not only improves the existing property, but enhances the wider street scene.

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

- ☐ DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not “adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”
- ☐ The proposed single storey front extension would not surpass the front elevation of the adjacent property at no.16 Chester Avenue. However, it is noted that no.16 contains two modest sized windows on the side elevation which serve a bathroom and W.C. Although, the neighbour’s windows are obscure glazed, a condition under application 22-00224 has been added requiring the new window on the side elevation of the host property to be obscure glazed to prevent any overlooking/loss of privacy to the neighbouring occupants.
- ☐ Paragraph 5.17 (vii) of the SPD states that “dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in section 4.” The proposed side dormer extensions on the west facing roof elevation would look towards Bamford Way and would not directly face any neighbouring property. Furthermore, it is noted that the proposed dormer extension sited on the east facing roof elevation would not contain any fenestration and would have an acceptable impact on the adjacent neighbour at no.16 Chester Avenue. Therefore, it is considered that the proposed dormer extensions would not result in any undue harm to the neighbouring amenity and would be acceptable.

Occupier Amenity

- ☐ The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- ☐ In view of the above assessment, 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 proposal will not affect the current parking space on the property.
- ☐ 2 off-street parking spaces are provided which would accord with the maximum standard for this property.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Ecology

The Greater Manchester Ecology Unit had recommended that a bat and nesting bird survey be completed prior to determination, however similar works could be achieved under permitted development including dormers and alterations to the roof (as took place during 2022). Accordingly, the applicant is made aware of the statutorily protected status of bats and nesting birds.

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:
 - Proposed elevations: 210 D
 - Proposed floor plans: 201
 - Proposed site plan: 220
 - Location plan: 200
 - Existing floor plans and elevations: 001
 - Existing site plans: 200

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. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance 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.

Notes for applicant

Informative:

Under Section 1 of the Wildlife and Countryside Act (1981) it is a criminal offense for a person to intentionally kill, injure or take any wild bird, or damage or destroy the nest of any wild bird whilst that nest is in use or being built. Additional care should be taken through the nesting season which runs from 1st March to 31st August inclusive. If any nesting bird is found or suspected which would be affected by the development, work should cease immediately and a suitably qualified ecologist should be contacted for advice at the expense of the applicant. Planning permission does not provide a defence against prosecution under the aforementioned act.

	Date	Officer
Report Completed	09/03/2022	Signed: Hamish Rigg
Authorisation	13/03/2022	Signed: Ryan Killeen

Report Author Hamish Rigg