

APPLICATION NUMBER: 25/00820/HOUS

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Location:	36 Warwick Road, Middleton, Rochdale, M24 1HX
Proposal:	Front dormer extension, alteration to rear fenestration and a new render finish to front and rear dormer and the full property.
Applicant:	Mr Dale Wardle
Case Officer:	Sam Yuen
DETERMINATION DATE 01.10.2025	EXT OF TIME 03.10.2025
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. 36 Warwick Road, a semi-detached bungalow of brickwork construction located in a residential neighbourhood in South Middleton. The dwelling is adjoined by no. 34 Warwick Road to the north, adjacent to no. 38 Warwick Road to the south, and faces the highway and no. 49 Warwick Road to the east. The rear curtilage boundary backs onto the rear curtilage of no. 6 Alcester Close to the west. The property comprises a rear flat roof dormer which appears extant in excess of 25 years.

The surrounding street scene is characterised by similar semi-detached bungalows with a mix of brickwork and render finishes. Front and rear flat roof dormers, also of varied materiality, are present in many of the existing dwellings.

Description of Proposal

Planning permission is sought for a front flat roof dormer to accommodate two bedrooms. It measures 8.09m in length, 1.98m in height and 3.42m in depth and would be constructed in beige render (K Rend Oatmeal) and GRP flat roof.

The submitted plans also indicate the following proposed works:

- ☐ Replacement of the front garage door;
- ☐ Alterations to ground floor rear fenestration; and
- ☐ Full application of render (K Rend Oatmeal) to all elevations including existing rear dormer.

The proposed doors and windows would be constructed in uPVC to match the existing.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

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

N/A

Assessment

Design: DM1 and P3

- The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 permission for, amongst other things, a flat roof dormer to the front roof slope of the host 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 surrounding street scene is characterised by semi-detached bungalows of brick and render construction. A number of dwellings comprise front and rear flat roof dormer extensions, including nos. 41, 43, 45, 46 and 67. The remaining dormer extensions do have any associated planning history but appear to have been extant in excess of 25 years. Given this site context, it is considered the proposed front dormer would not detract from the established character and appearance of the street scene and would be acceptable in principle in this location.
 - ☐ The proposed front dormer would be of a similar size to the existing rear dormer and would be set away from the ridge, eaves and party walls. The use of a flat roof form would be consistent with the established appearance of flat roof dormers in the vicinity. The windows, though not directly aligned with the ground floor fenestration, appear proportionate in its size and siting.
 - ☐ It is acknowledged the proposed use of beige render would not match the existing roof tiles. However, regards have been had to the extant dormer extensions nearby, which comprises contrasting materials and colour palettes. As a result, the street scene has developed a discordant and varied appearance over time. Whilst the proposed dormer would appear as a stark addition to the roof line, it would not unduly harm the existing character and appearance of the street scene and would be acceptable on balance.
 - ☐ With the above in mind, the established context would justify a relaxation of the guidelines and the proposal would comply with all points of Section 5.17.
 - ☐ The proposed full application of render alongside the proposed rendered dormer would drastically overhaul the traditional brickwork appearance of the host dwelling. Notwithstanding, the beige render would be consistent with the existing use of render in the street scene and would be acceptable in this regard.
 - ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted 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.
- ☐ Taking into account of Section 4.1 of the SPD, the proposed front dormer does not project beyond the front elevation of the host dwelling and would be

sited in excess of 21m and 14m from the front elevation windows and curtilage boundary of no. 49 Warwick Road respectively. As such, no concerns are had regarding any adverse overlooking impacts to the neighbouring occupiers.

- ☐ 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 Policy DM1 of the adopted CS, 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 proposed development would not impact on the provision of parking spaces for the host property and are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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 – received 08/08/2025
- ☐ Existing Site Plan – received 08/08/2025
- ☐ Proposed Site Plan – received 08/08/2025
- ☐ Existing Floor Plans and Elevations – drawing no. 3595 – 01 received 08/08/2025
- ☐ Proposed Floor Plans and Elevations – drawing no. 3595 – 02 received 08/08/2025

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 development hereby approved shall be constructed in the following approved materials:

- ☐ K Rend in Oatmeal;
- ☐ GRP flat roof; and
- ☐ uPVC windows and doors to match existing;

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	02/10/2025	Signed: SY
Authorisation	03/10/2025	Signed: RK

Report Author Sam Yuen