

Application Number:	22/01345/HOUS
Location:	10 Dyehouse Lane Rochdale OL16 2QN
Proposal:	Increase in roof ridge height to create second floor extension including front and rear dormer extensions; render and grey stone tiles to all elevations
Applicant:	Mr Chris Banks
Case Officer:	Sam Yuen
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. 10 Dyehouse Lane, a two-storey end-terrace dwelling located in the district of Smallbridge. The dwelling is adjoined by no. 9 Dyehouse Lane to the north and faces the highway to the west. The host property is adjacent to Greengrove Mill, an industrial warehouse to the south-east. The rear elevation of the dwelling faces the rear curtilages of no. 6 and 8 Wheelwright Drive, which are sited on a higher level than the host property. The property is located in Flood Zone 3.

Description of Proposal

Planning permission is sought for the heightening of the ridge by approx. 1.24m to create a second floor extension to accommodate two additional bedrooms. It comprises of a wall dormer to the front and rear elevation with the ridge and eaves height matching the adjoined no. 9.

The application also proposes grey stone tiles to all elevations of the ground floor, off-white render to all elevations of the first and second floor, and concrete tiles for the roof.

The proposed fenestration would be constructed from materials matching the host dwelling.

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)

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

- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”* 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.”*
- ❑ Nos. 8-10 Dyehouse Lane are a set of terraced dwellings of late 19th century construction. The dwellings have been subject to numerous alterations, most notably an increase in ridge height of no. 9 (application ref: 97/D34497). The properties are the only residential dwellings within the vicinity on the highway. Nos. 9-10 Dyehouse Lane are rendered in pebbledash and are lacking in architectural merit.
- ❑ The proposal seeks to increase the ridge height of the host property. Whilst this would alter the external appearance of the dwelling, the resulting development would match adjoined no. 9 in terms of scale, height, roof form and roof materials. It would also retain the existing eaves of the host dwelling. Therefore it is considered the proposed development would not have an adverse impact on the visual appearance of the street scene.
- ❑ The application also proposes a wall dormer on the front and rear elevation 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 design and sited”*. 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; and*
 - (vii) *The materials used in the construction of dormers should match those of the existing roof.”*

- ☐ The proposed dormers would accord with all points of section 5.17, with the exception of points (ii), which would not be achievable given the style of the proposed wall dormer. Notwithstanding, the proposed dormer would be acceptable.
- ☐ The application proposes a mixture of grey stone tiles to all elevations of the ground floor, off-white render to all elevations of the first and second floor, and concrete tiles for the roof. Suitable materials can be achieved via condition as not to harm the character and appearance of the street scene.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.”*
- ☐ In particular, section 4.1 states the following minimum space standards for development proposals:
 - ☐ *“21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.”*
- ☐ Section 5.17 of the SPD states *“dormer extension should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 [of the SPD]. Side facing windows should be obscurely glazed.”*
- ☐ The proposed increase in ridge height would match the ones of adjoined no. 9. It is considered the additional overshadowing impacts on the rear curtilage of adjoined no. 9 would not be so significant as to warrant refusal and would be acceptable.
- ☐ Given the approx. 44.18m distance between the proposed second-floor rear window and the rear-facing habitable room window of no. 8 Wheelwright Drive, and the approx. 16.68m distance from the directly facing curtilage boundary of no. 6, it is considered the proposed rear wall dormer would not result in undue amenity harm to the surrounding properties.
- ☐ The proposed front dormer faces a woodland area and does not directly face any properties, therefore the amenity impacts are considered to be neutral in this respect.
- ☐ The plans confirm 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 policies DM1, 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 proposal would increase the number of bedrooms from two to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ The current parking arrangements for the host property comprises of undesignated off-street parking spaces to the south of the host dwelling which would retained in the proposal.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Flooding and Flood Risk: G8 and DM1

The site falls within flood zone 3, however the proposals relate to an upwards extension and would not be placed at risk of flooding or increase the risk of flooding elsewhere. As such, the development complies with the relevant Core Strategy Policies 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. The permission relates to the following plans:

- ☐ Location Plan – Drawing No. TQRQM22287141420038
- ☐ Site Plan – Drawing No. TQRQM22317201005903
- ☐ Existing Floor Plans and Elevations – Drawing No. 01
- ☐ Proposed Floor Plans and Elevations – Drawing No. 02
- ☐ Existing and Proposed Street Scene Drawings – Drawing No. 06

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 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	14/02/2023	Signed: SY
Authorisation	15/02/2023	Signed: RK

Report Author Sam Yuen