

Application Number:	24/00323/HOUS
Location:	5 Marsden Close Rochdale OL16 4SD
Proposal:	Erection of three front dormers to facilitate loft conversion together with the insertion of three roof lights to the rear, alterations to fenestration on the rear elevation and the application of grey render to all existing external walls
Applicant:	MATTHEW BRIERLEY
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

The application relates to 5 Marsden Close, a detached bungalow near the border between Rochdale and Oldham. Marsden Close is on a residential estate comprised of varying house types and material palettes. The built form is medium density interspersed by an abundance of mature trees and green infrastructure.

No. 5 faces west towards no. 2 Marsden Close, overlooking its driveway and the adopted public highway. It is flanked by no. 3 to the north and no. 7 to the south, both of which are bungalows (or converted). The rear boundary of the curtilage faces east, bordering the rear garden of 100 and 100a Shaw Road.

Description of Proposal

Permission is sought for the following works:

- 3 dormer extensions across the front roof plane to accommodate a loft conversion. The dormers would be space evenly and include a pitched roof

and single window. They would be set below the ridge line and set back from the eaves.

- Insertion of 3 roof light to the rear roof plane.
- Alterations to the rear fenestration to include two sets of bi-folding doors and a single window.
- The application of Granite K render to all existing elevations.
- The replacement of all existing roof tiles with grey concrete tiles.

Relevant History

03/D42187 – Construction of pitched roof over existing flat roof rear extension – Grant STC

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 18/04/2024; 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

None Applicable

Assessment

Design: DM1 and P3

Policies P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

Paragraph 5.16 of the SPD states that dormers to the front of a property would not normally be acceptable as they are visually prominent and potentially incongruous features. Nonetheless within the immediate vicinity of no. 5 there are a number of converted bungalows which include multiple front dormers, including no. 1, 7, 9, and 10. As such, there is an established principle to depart from the SPD.

Notwithstanding, as per paragraph 5.16, it is important that they are carefully designed. The proposed dormers are considered acceptable as they meet the following design principles laid out under paragraph 5.17:

- Do not exceed the height of the ridge;
- Avoid using flat roofs;
- Set in from the party walls;
- Set back from the eaves;
- Use matching materials to the roof;
- Align vertically with the fenestration below;

The proposed dormers are therefore acceptable in terms of their design, and have an acceptable impact upon the character of the area and the host dwelling.

Permission is also sought to cover all existing elevations in granite coloured K render and replace the roof tiles with grey concrete roof tiles. The proposed render and tiles are considered to complement each other, and would contribute to an overall contemporary finish. A contemporary appearance would be in keeping with similar development seen within the vicinity such as at no. 1 Marsden Close and no. 3 Langdale Avenue. As such, the proposed render and tiles are considered to be appropriate.

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.

With a separation distance of 22m between the proposed dormers and any habitable room windows on no. 2 Marsden Close, the proposed development complies with the minimum spaces standards set out under paragraph 4.1 of the SPD. As such, the proposed works would have no adverse impact on the privacy of neighbouring residents or occupants.

In addition, the proposed dormers are of an appropriate scale and setting they would not adversely affect the amenity of residents through overshadowing, visual intrusion, or overbearing impact.

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 proposed works would have no bearing on the current parking arrangements, and are 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 floor plans: 24.3280.SC5.1

- Proposed elevations and section: 24.3280.SC5.2B
- Location plan
- Existing and proposed block plans: 24.3280.3

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.

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	31/05/2024	Signed: Hamish Rigg
Authorisation	10/06/2024	Signed: Ryan Killeen

Report Author Hamish Rigg