Application Number:	**19/00329/HOUS**
Location:	34 Gloucester Road Middleton M24 1HH
Proposal:	Installation of three front dormer windows and erection of rear dormer extension and single storey rear extension, together with changes to front and side elevations
Applicant:	Ms C Foley
Case Officer:	Osian Perks
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)?	**na**

Location

This application relates to a detached domestic property located within a residential area of Middleton. It is single storey, built in red brick with concrete tiles to roof and a stone clad front elevation. A car port adjoins the North side elevation and a single storey,flat rooved extension adjoins the rear.

The other properties in the street scene are of similar design however some have been substantially altered or extended. Within the street scene, dormer windows, rendered front elevations and front porch extensions are visible.

Description of Proposal

Planning permission is sought for the following:

- The erection of a single storey rear extension, adjoining the existing single storey rear extension. It would span the full width of the original dwellinghouse and would extend approximately 3.5m beyond the original rear elevation of the dwellinghouse.
- The erection of three small pitched roof dormers to the front.
- The erection of a large flat roofed dormer to the rear.

Township/Member comments

n/a

Representations

n/a

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

None Applicable

Assessment

Design: DM1 and P3

The proposed front dormer windows would be small in size and spread evenly across the roof slope of the application property. By virtue of their size and design they would not dominate views from Gloucester Road of the roof slope. Whilst the proposed brown UPVC cladding would not match the materials to the existing roof slope, it is noted that several of the dormer windows within the immediate street scene also do not have exterior materials which match the roof slope to which they adjoin. In light of its context, it is considered that a brown upvc cladding could be appropriate, however details should be submitted to the Local Planning Authority at a later date to ensure this.

The proposed large flat roofed, rear dormer would be of a considerable size, however would be of a similar size and design to the other rear dormer windows easily visible from the rear of the application property. There are also a significant number of flat roof dormer windows within the street scene. Due to the character of the surrounding area and the siting of the dormer window to the rear, it is considered that its erection would not have a significant, adverse impact upon the visual amenity of this locale.

Whilst its flat roof would not reflect the roof design of the original dwellinghouse, the proposed flat roofed rear extension would be of a similar design to the existing rear extension and would reflect the design of the extension to the neighbouring no.36. Given its immediate context, small size and siting, it is not considered that the proposed rear extension would have any significant adverse impact upon this character of the area or application property.

In light of the above, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

To ensure that a single storey extension does not adversely impact upon the amenities of neighbouring residents, the *Guidelines & Standards for Residential Development* Supplementary Planning Document provides standards which should be adhered to. Paragraph 5.6 of the guidance document states:

'*The following maximum standard will apply for single storey extensions:*

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). '

Paragraph 5.7 goes on to state:

'*The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary. This is illustrated in figures 5 and 6'.*

The extension would measure 3.5m, measured from the rear elevation of both No.32 and No.36 Gloucester Road thus according with the above guidance. By virtue of the extension's size and design its erection would not result in a significant loss of light to or have an overbearing impact upon the occupants of these properties.

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the *Guidelines and Standards for Residential Development SPD* also sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

(i) 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 (Figure 2);

(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);

(iii) *10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).*

The proposed front dormers would be positioned approximately 27m from the front elevation of the directly facing property opposite. The proposed rear dormer would be positioned 20m from the rear boundary shared with 15 & 26 Ledbury Close. At such distances the erection of the proposed extensions would not result in the overlooking of these properties and their associated rear amenity space to such a degree as to result in a significant loss of privacy.

In light of the above, it is considered that the proposal would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale 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. This permission relates to the following plans:

   - Existing & Proposed Elevations,existing floor plans and location plan (Drawing Number 19-008-1)
   - Proposed Floor Plans (Drawing Number 19-008-2)

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

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	28/05/2019	Signed: OP
Authorisation	28/05/2019	Signed: DR

Report Author Osian Perks