

Application Number:	23/01398/HOUS
Location:	19 Southdown Close Rochdale OL11 4PP
Proposal:	Erection of front and rear dormers together with a single storey rear extension
Applicant:	NASAR SHAH
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 06.03.2024	EXT OF TIME
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)?	N/A

Location

19 Southdown Close is a bungalow semi-detached dwelling located in the Bamford ward of Rochdale. The street scene is generally consistent in their original built forms and exhibits a predominance of semi-detached bungalow dwellings, many of which have sought front and rear dormer additions.

The rear of the dwelling abuts the north side elevation of no.5 Lime Street to the south, noted as being sited on substantially lower ground level. The dwelling adjoins to no.19 Southdown Close and sits adjacent to no.21 to the west and no.32 to the front.

Description of Proposal

The application proposes front and rear dormers hosting a lean-to roof and a single storey rear extension projecting 1.6m from the rear elevation also hosting a lean-to roof.

The front dormer hosts a proposed depth of 3.8m and would be set back 0.7m from the eaves whereas the rear dormer proposes a depth of 4.6m and would be integrated into the roof of the single storey rear extension, marginally set back from the eaves.

Relevant History

20/01035/HOUS Proposed dormer to front elevation

Granted October 2020

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

We have no highways objection to this proposal.

The proposed extension will not impact upon the existing highway.

Representations

Letters of notification were sent to neighbouring properties. No public 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

Clarification was sought for the colour of the cladding proposed to the front and rear dormers

Assessment

Design: DM1 and P3

Paragraph 135 of the NPPF states development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping as well as being sympathetic to local character and history, including surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The proposed development is considered to be designed sympathetic to its local context with many of the surrounding dwelling opting for front and rear dormer additions, albeit presenting a mix of designs and materials. The development as a collective would demonstrate good design principles and is considered subservient where necessary.

Paragraph 5.17 of the SPD sets out the following dormer principles;

- (i) They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the 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 ridges 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

When assessed against the above guidance, the dormers would accord with much of the relevant criteria therefore appropriate in their overall design.

Whilst the integration of the dormer into the roof of the single storey rear extension is not considered necessarily preferable given the visibly increased massing of the dwelling when viewed in isolation, much of this portion of the dwelling will be shielded from the common observer therefore, on balance, considered acceptable by virtue of this aspect.

The proposed material palette of the development would follow that already present within the existing street scene therefore considered sympathetic to the existing character of the surrounding environment.

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 following criterion is taken from paragraph 5.17 of the SPD which aims to protect the amenity of surrounding occupiers;

- (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.

In relation to Section 4 Space Standards, all windows are considered to be compliant with the appropriate separation distances as so not to impact upon both neighbour and occupier privacy. Where it is noted the rear dormer may pose an overlooking impact to surrounding gardens, the impact is considered to not be any more obtrusive than the impact of what can be carried out under PD rights therefore would be unjustified to warrant a refusal on this basis. The windows to the front of the dwelling would not directly face any principal windows at this level therefore reducing any concerns in this regard.

Paragraph 5.6 of the SPD sets out maximum standards for single storey rear extensions therefore relevant to this application;

- ② For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);
- ② For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).

The rear elevations of the adjoining property, no.17 and adjacent property to the west, no.21 are sited similar to that at the host property therefore where the single storey rear extension is proposed to project 1.6m from the rear elevation, it is considered to be in accordance with the above guidance and not considered to pose any concerns to surrounding neighbours by virtue of the limited projection distance.

Post development, the plot will retain a sufficiently sized rear garden with an open and functional layout. Amenity space to the side of the dwelling will also be retained.

The submitted floor plans indicate habitable rooms within the existing dwelling will retain adequate light and outlook.

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 provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy following the increased number of bedrooms as a result of development.

The proposed parking arrangements 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:
 - Location Plan
 - 23.3249.2 Existing & Proposed Block Plans
 - 23.3249.SC1.1B Scheme 1 – Proposed Detailsand the development shall be carried out in complete 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.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and 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	02.02.2024	Signed: CPetrillo
Authorisation	06.03.2024	Signed: TH

Report Author Chelsea Petrillo