

APPLICATION NUMBER: 22/01234/FUL

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE            |
|-----------------|--------------|-----------------|
| 22/01234/FUL    | Bob Melling  | 8 November 2022 |

**Address:** Hopwood Medical Centre, Walton Street, Heywood, OL10 2BS

**Proposal:** Rear dormer extension with grey cladding to dormer

|           |                            |   |                       |     |
|-----------|----------------------------|---|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Y | Site notice expired?  | n/a |
|           | Neighbour letters expired? | Y | Press Notice expired? | n/a |

|            |                                                             |   |                                        |   |
|------------|-------------------------------------------------------------|---|----------------------------------------|---|
| DELEGATION | Significant departure from local plan?                      | N | Contrary to national policy?           | N |
|            | Applicant a Council Member or officer?                      | N | Contrary to previous decision?         | N |
|            | Major with 10 or more objections and recommending approval? | N | Called in or Planning Panel objection? | N |

|          |                                   |   |
|----------|-----------------------------------|---|
| COMMENTS | Planning Panel comments received? | N |
|          | Neighbour comments received?      | N |

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| EIA | Screening opinion completed and saved to Onbase? | n/a |
|-----|--------------------------------------------------|-----|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | N   |
|            | Pre-commencement conditions agreed (or notification period expired)? | n/a |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | Grant subject to conditions |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: RC

DATE: 28.11.22

### SITE

The application relates to Hopwood Medical Centre which is set on a rectangular site fronting Walton Street, to the north. It has a rear frontage to Isherwood Street. At its flanks are the side boundary of an end terrace house, no.5 Walton Street to the west

and a back street rear of terrace of mainly commercial property fronting Manchester Road.

The building is set to the rear of a forecourt car park; just inside the highway boundary at the rear; one side wall is along the back street edge; and, its other side wall is 0.705m from the side boundary with no.5 Walton Street.

## **PROPOSAL**

Permission is sought for a rear dormer extension that would form two additional office spaces at a first floor level. The dormer would have a length of approx. 8.03m, a height of 2.08m, a depth of 4.34m and an overall volume of 36.24m<sup>3</sup>. It would have a flat roof design, two white uPVC windows and be clad in anthracite grey Cedral Click Cladding boards.

## **RELEVANT PLANNING POLICY**

### National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

### Adopted Rochdale Core Strategy (CS):

SO2                      Creating successful and healthy communities

C6                        Improving health and well being

SO3                      Improving design, image and quality of place

P3                        Improving design of new development

DM1                    General development requirements

### Unitary Development Plan (UDP):

G/D/1                   Defined Urban Area

### Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

## **RELEVANT SITE HISTORY**

77/D05411              Change of use of chapel into photographic studio with offices –  
Granted STC

85/D17917              Change of use from photographic studio to warehouse and  
ancillary showroom – Granted STC

85/D18555              Use of premises for the manufacture of textiles – Granted STC

88/D22838              Residential Development – Granted STC

94/D30496              Erection of three town houses – Granted STC

95/D31661              Erection of a two storey block of six flats – Granted STC

95/D32191              Erection of single storey doctors surgery and formation of  
associated car park – Granted STC

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 04/D43592    | Erection of 2m security fencing and gates to front boundary on Walton Street and side boundary (r/o 48A-50 Manchester Road) – Granted STC     |
| 07/D48647    | Single storey extension to front of doctors surgery – Refused. Appeal allowed.                                                                |
| 16/00002/FUL | Extension to roofspace including addition of rooflights and increase to overall ridge height to provide new staff amenity space – Granted STC |
| 20/00190/FUL | Single storey side extension – Granted STC                                                                                                    |

## **CONSULTATION RESPONSES**

N/A

## **REPRESENTATIONS**

Neighbours have been consulted by letter and no representations have been received.

## **ANALYSIS**

### Principle of the proposal

Core Strategy policy **CS6** seeks to improve people's health and wellbeing and reduce health inequalities by supporting the provision of health facilities and services in accessible locations that meet current and future need.

The further extension to the several times extended health provision in the closely knit primarily residential location would be in accordance with CS6.

### Visual Impact

**SO3** taken together **P3** seek to improve the design of new development. **DM1.a** requires all development proposals including extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area.

Paragraph 5.16 of the SPD states that dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important that they are carefully designed and sited. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof. Paragraph 5.17 of the SPD states the principles that will apply to dormer extension:

- (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*

*(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 proposed rear dormer has a flat roof which is generally considered to not be of particular high quality design. However, in this proposal the dormer would be set down approximately 0.54m from the ridge line and set back 0.45m from the eaves line of the building, it would also have a volume of 36.24m<sup>3</sup>. This scale and design, along with the relatively large proportion of roof scape remaining, would ensure that the dormer would not appear as a disproportionately large addition when viewed from the public realm and despite the flat roof design, the overall form and scale of the dormer would appear as an acceptable extension to the existing building.

The proposed drawings indicate that the rear dormer extension would be constructed in anthracite grey Cedral Click Cladding boards as an alternative to the existing grey concrete roof tiles. Whilst the cladding would not match the materiality of the existing roof, it is noted that the cladding would be of an appropriate colour that would not unduly accentuate the bulk and the scale of the dormer. Whilst the proposed dormer would fail to meet point (vii) of paragraph 5.17, it is acknowledged that this would have been difficult to achieve without a substantial rearrangement of the ground floor fenestration and the layout proposed would not appear unduly anomalous to the existing layout. Overall, it is considered that the proposed dormer would respect the visual amenity of the original build and surrounding street scene and would be acceptable.

The proposal would, therefore, be in accordance with SO3, P3, DM1.a and the SPD.

#### Residential amenity

DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”* Paragraph 5.17 (vii) of the SPD states that *“dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in section 4.”*

Paragraph 4.1 (iii) of the SPD requires *“10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.”* The proposed rear dormer extension would measure approximately 15.47m to the conservatory of Springfield Close Sheltered Housing Accommodation. As such, the proposal would accord with the SPD guidance and would not result in any undue harm to the neighbouring amenity.

Paragraph 4.1 of the SPD requires *“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 curtilage.”* Whilst the proposed dormer windows would be sited within 2m of rear boundary of curtilage, the proposed rear dormer extension would not directly face any principal windows of habitable rooms. Furthermore, the dormer windows would measure approximately 16.44m to the directly facing two storey elevation of Springfield Close Sheltered Housing Accommodation, which is a blank gable

As such, 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.

The proposal raises no concerns about highway safety.

The proposal would be in accordance with the development plan.

## **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:-

- Site Location Plan. Drg no. 001
- Existing Plans & Elevations. Drg no. 002
- Proposed Plans & Elevations. Drg no. 003 rev. C
- Existing Block Plan. Drg no. 004
- Proposed Block Plan. Drg no. 005

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 saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the dormer 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 prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

### **Procedure 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.