APPLICATION NUMBER: 21/00168/HOUS

Application Number:	21/00168/HOUS
Location:	31 Holmes Street Sparthbottoms & College Bank Rochdale OL12 6AQ
Proposal:	Rear dormer extension and roof windows to front
Applicant:	Mr Arshad Hashmi
Case Officer:	Majid Mir
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 31 Holmes Street, a two storey mid-terraced property located in Rochdale.

Description of Proposal

The application proposes to construct a dormer extension to the rear and include roof windows to the front roof elevation. The applicant proposes to lower the ceiling to create space in the loft, therefore allowing for space to construct the dormer to the rear and an attic bedroom to the front.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties and a site notice was placed in the vicinity of the site. No representation has been received.

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

- Paragraph 5.17 of the SPD provides principles that should apply in the determination of applications that include dormers. In relation to the proposal, the proposed dormer would have a flat roof. Point (iv) states that 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'. It is noted that one of the neighbouring properties already has a flat pitched roof dormer. It is therefore considered acceptable on balance.
- Point (v) of paragraph 5.17 states that 'the materials used in the construction of dormers should match those of the existing roof'. The host property has a grey slate roof at present, whereas the proposal seeks to render the elevations of the dormer and have white coloured finish. This would differ in colour and materials to existing roof. However, the proposed dormer would be to the rear. Additionally, there are no properties to the rear and only a pedestrian path to the rear. Finally, whereas the front of the property has a

brick finish, the rear has a pebble dash render finish. It is therefore considered that the addition of the white render to the proposed dormer extension would have limited impact on the street scene.

- The roof window to the front is considered acceptable.
- On balance, 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

- There are no properties to the rear of no. 31. It is considered that the addition of the proposed dormer would not unduly impact on the amenity of any of the neighbouring properties.
- The proposal would see two bedroom created on the second floor. To the front, the bedroom will have access to outlook and light via the roof windows. On balance, it is considered that this would provide sufficient access to outlook and light.
- On balance, the proposal would not unduly impact on the amenity of the occupants of the application property or the neighbouring properties and therefore would be in accordance with policies DM1, the SPD 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. This permission relates to the following plans:

   - Location plan. Drawing no: WFH/2021/247 REV. A Dt. 30.01.21
   - Existing and proposed site plan. Drawing no: WFH/2021/248 REV. A Dt. 30.01.21
   - Existing and proposed plans and elevations. Drawing no: WFH/2021/246 REV. B Dt. 04.03.21

   and 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. 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	27/04/21	Signed: MM
Authorisation	29/04/21	Signed: AT

Report Author Majid Mir