APPLICATION NUMBER: 19/00498/FUL

Application Number:	19/00498/FUL
Location:	49 Keepers Drive Rochdale OL12 7RH
Proposal:	Rear dormer extension, 2 no. small pitch roofed dormers to front elevation together with alterations to ground floor side elevation windows -Resubmission of 19/00016/FUL
Applicant:	Mr & Mrs Bradley
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)?	**n/a**

Location

This application relates to a 1.5 storey domestic property sited within a residential area of Rochdale. It is built in red brick with concrete tiles to roof. A single storey extension is located to the rear.

Description of Proposal

- The erection of a flat roofed dormer window within the rear facing roof slope – this would have a similar width to that of the host dwelling.
- Two dormer windows within the front roof slope - with dual pitched roofs with a depth of 3.2m and a height (from its base to ridge) of 2.2m.
- Alterations to the West side elevation: the removal of two windows; the insertion of two windows and the relocation of the existing soil and vent pipe to the rear of the property.

Relevant History

19/00498/FUL- Proposed rear dormer extension including 3No. small pitch roofed dormers to front elevation together with alterations to ground floor side elevation windows.

Refused for the following reason:

- The proposed front dormers, by virtue of the number, height, size, design and materials, would constitute an unduly prominent and dominant additions to the application property causing harm the character of the property and the street scene. As such, they would not accord with the policies DM1 and P3 of the Rochdale Core Strategy, the Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

16/00605/HOUS- Single storey rear extension. Approved.

Township/Member comments

n/a

Consultee responses

Not applicable.

Representations

None 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

Whilst the flat roofed dormer window to rear would somewhat awkwardly adjoin the rear facing roof slope of the application property, it is considered that due to its height and siting to the rear, this would not have a significant adverse impact upon the character and appearance of the application property.

The proposed alterations to the side elevation would be acceptable in design.

The front dormers would be well-spaced and would not dominate the appearance of the front roof slope by virtue of their size. Their proposed dual pitched roofs would give them an attractive appearance.

Whilst failing to accord with paragraph 5.17 of the *Guidelines and Standards for Residential Development* Supplementary Planning Document by virtue of their siting to the front, given that the existing street scene has several front dormer windows within it, it is not considered that front dormers are unacceptable in principle.

In light of the above, it is considered that the proposal accords with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

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 rear dormer window would be positioned approximately 15.4m from the rear curtilage boundary shared with No.44 Seven Acres Lane. At such a distance, the proposed dormer would accord with SPD guidance given above. Whilst the application property is sited at a significantly higher level than No.44 Sevenacres Lane, it is considered that given the distance of separation, the proposed dormer would not overlook this property to such a degree as to result in a significant loss of privacy.

The proposed dormer window would be positioned 33m away from No.42 Seven Acres and at an oblique angle to its rear elevation. At such a distance, it would not result in harmful overlooking of this property and its associated rear amenity space.

The proposed, relocated flue, would, by virtue of its siting, size and design, not have an oppressive impact upon or overshadow any neighbouring properties.

The proposed side facing windows would be visible from the side facing window of the neighbouring property. Given the neighbouring window is obscurely glazed and top opening only, it is not considered that a harmful loss of privacy will result from the insertion of the proposed windows.

The proposed front dormers would be positioned approximately 24m from the front elevation of No.56 and 54 Keepers Drive and would thus accord with the SPD

guidance. At such a distance it would not overlook this property to such a degree as to result in a significant loss of privacy to this property.
In light of the above, it is considered that the proposal would accord with the residential amenity aims of Policies DM1 of the Rochdale Core Strategy and the National Planning Policy Framework.

Highways and Parking: DM1 and T2, Appendix 5

As a result of the proposed dormer windows being erected, the total number of bedrooms within the application property would be increased from 2 to 4 (2 single and 2 double). The greater level of occupancy could result in an increase in the demand for car parking space. The property is currently served by one off street parking space to the front. It is considered that this would be adequate to serve the larger family home proposed.

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 Elevations (Drawing Number: 2018_11_03-04 A)
   - Existing and Proposed Site Plan (Drawing Number: 2018_11_03-01 A)
   - Proposed Elevations (Drawing Number: 2018_11_03-07 C)
   - Existing Ground Floor Layout (Drawing Number: 2018_11_03-02)
   - Proposed First Floor Plan (Drawing Number: 2018_11_03-06 C)
   - Proposed Ground Floor Layout (Drawing Number: 2018_11_03-05 A)
   - Existing Location Plan (Drawing Number: (Drawing Number: 2018_11_03-00)

   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 Core Strategy, the Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works pertaining to the proposed front and rear dormer windows shall take place until samples and / or full specification of materials to be used externally on the dormer windows 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 Local Planning Authority worked proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	09/07/2019	Signed: OP
Authorisation	11/07/2019	Signed: AT

Report Author Osian Perks