

APPLICATION NUMBER: 24/00467/HOUS

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Location:	25 Cliftonville Road, Rochdale, OL16 4SG
Proposal:	Single-storey rear extension, rear dormer extension, alterations to fenestration, formation of pitched roof over existing bay windows and alteration to roof of existing rear extension.
Applicant:	Mrs Lindsay Booth
Case Officer:	Bob Melling
DETERMINATION DATE 02.08.2024	EXT OF TIME Requested 06.08.24
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 no. 25 Cliftonville Road, a semi-detached bungalow located in a residential area of Rochdale. The dwelling faces southeast towards the highway, is adjoined to no. 23 Cliftonville Road to the southwest and is adjacent to no. 27 Cliftonville Road to the northeast. The rear boundary of the curtilage borders the rear gardens of nos. 108 Shaw Road and 100A Shaw Road.

The application property is constructed in red brick with rosemary roof tiles and brown uPVC fenestration. It benefits from two box-style bay windows to the principal elevation, a rear dormer and a single-storey rear extension with a hipped roof.

Description of Proposal

Permission is sought for a single-storey rear infill extension, a rear dormer extension and the formation of a pitched roof over the existing bay windows. The proposals also include the alteration of the existing roof above the single-storey rear extension

from hipped to flat, the insertion of two roof lights to the front roof slope and the insertion of two ground floor windows to the existing side elevation.

The single-storey extension would be constructed in brickwork to match existing and the proposed rear dormer would be finished in hung tiles to match the main roof.

Relevant History

79/D09586 - Private Garage And Garden Shed – Grant STC

77/D05804 - Rear Extension To Dwelling House - Grant

Township/Member comments

N/A

Consultee responses

N/A

Representations

N/A

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

An amendment was sought to change the external finish of the dormer from composite cladding to hung tiles to match the main roof.

Assessment

Design: DM1 and P3

Paragraph 135 of the NPPF requires new development to be “*visually attractive as a result of good architecture, layout and appropriate and effective landscaping*” in addition to ensuring that development is “*sympathetic to local character.*” Paragraph 139 of the NPPF states, “*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.*”

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: “*Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.*”

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “*of high quality design and take the opportunity to enhance the quality of the area*” and to “*enhance the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.*”

In addition, Section 5.1 of the SPD states development proposals should be “*in keeping with the host property and generally should be subservient to it.*”

The host dwelling is a modest bungalow dating to the late twentieth century and the immediate street scene is characterised by similar dwellings. Dormer extensions are not an original feature of dwellings in this location although some, including the application property, have constructed rear dormers. Notwithstanding, the majority of dwellings in the surrounding street scene do not have dormer extensions. Where dormers have been constructed, they tend to be modest in size.

Section 5.16 of the SPD notes “*dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited ... Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.*” Section 5.17 expands on this with the following principles:

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

Whilst the proposed dormer would occupy the majority of the rear roof slope, the LPA must be mindful of what can be constructed under permitted development rights. The proposed dormer has a volume of approximately 39m³, which is comfortably below the 50m³ allowed under Class B of the GPDO. On this basis, it is not considered that the scale of the dormer would warrant the refusal of the application.

To soften the visual impact of the dormer, an amendment was sought to change the external finish from composite cladding to hung tiles to match the main roof. This is in compliance with Section 5.17 of the SPD with a condition recommended to ensure the use of this material.

Therefore, the proposed rear dormer is considered to be acceptable on balance and would not result in undue harm to the character of the host dwelling or street scene.

For the avoidance of doubt, no concerns are had regarding the other aspects of the proposal. Including the infill extension and roof alterations.

For the reasons set out above, the design of the proposal is acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, PfE, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed rear dormer would measure approximately 26m to the rear boundary of the curtilage and the single-storey rear extension would not exceed the projection limits set out in the SPD. The additional windows to the side elevation would replicate an existing relationship shared between the neighbouring properties. Therefore, no concerns are had regarding the impact of the proposal on the residential amenity of neighbouring properties.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the

proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, PfE 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:

- Existing and Proposed Floor Plans and Elevations. Dwg no. 01. Rev 06
- Existing and Proposed Site and Location Plans. Dwg no. 02. Rev 03

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the Places for Everyone Joint Development Plan 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 - this includes a requirement for hung tiles to match the main roof for the proposed rear dormer extension.

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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process 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	06/08/2024	Signed: BM
Authorisation	06/08/24	Signed: LA

Report Author Bob Melling

