

Application Number:	23/00794/HOUS
Location:	28 South Street Rochdale OL16 2ER
Proposal:	Front and rear dormer extensions, hip to gable roof extension including insertion of window to gable end
Applicant:	Jehangir Ahmed
Case Officer:	Hamish Rigg
Recommendation:	Refuse

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

Location

The application relates to 28 South Street, Rochdale, a 19th Century, two-storey end of terrace property on the corner of South Street and Buckingham Street. South Street sits in an urban residential area comprised of rows of similar terraced housing. While the houses stem from varying time periods, they tend to follow a uniform red brick design and sit flush to the pavement with no driveways.

To the south-west is the adjoining property, 26 South Street. The property overlooks the highway of South Street to the north-west and Buckingham Street to the north-east. The rear boundary or the curtilage borders an alleyway which runs alongside 3 Buckingham Street.

Description of Proposal

Permission is sought for the erection of front and rear dormer extensions and a hip to gable roof extension with the insertion of a window at the gable end. Both dormers would be flat-roofed, use slate tiles to match the existing roof, and include upvc windows. Red brick work and grey slate tiles are proposed for the roof extension.

Both dormers sit below the roof line and are set back from the ridge line of the property. The front dormer measures approx. 1.6m in height, 3.6m in width, and 3m

in depth, and includes a double window. The rear dormer measures approx. 2m in height, 4.5m in width, and 4m in depth, and includes one double window and one single window.

Relevant History

22/00794/HOUS - Hip to gable roof extension including rooflight to front and insertion of window to gable end – Granted STC.

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 09/08/2023

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

None Applicable

Assessment

Design: DM1 and P3

Policies P1, P3 and DM3 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 126 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 134 states that development that is not well designed should be refused.

In view of the above policy, the proposed development is not considered to constitute high quality design. Regarding the construction of dormers, paragraphs 5.16 and 5.17 of the SPD set out technical guidance against which they will be accepted. The guidance states that "dormers to the front elevation will not normally be permitted", and that "rear dormers should be modest in size and not occupy a disproportionately large portion of the roof". On this latter, the proposed dormer spans almost the full width of the property and would dominate the roof to the rear. Further, dormers with flat roofs, as shown in the application, should be avoided "unless they are considered to better respect the design of the host building and character of the area".

It is recognised that there are numerous flat-roof dormers to the front of properties on South Street, and in isolation a front dormer could be considered acceptable. However, the combination of a front and rear dormer alongside a hip to gable roof extension would be considered incongruous by virtue of their scale, prominent and elevated siting, and visually poor design.

Noted is the almost identical development approved at 32 South Street which includes a front and rear dormer and a hip to gable roof extension. However, permission was approved under application 16/00030/HOUS prior to the adoption of Rochdale Borough Council's current Core Strategy in June 2016 and its associated Guidelines for Residential Development. Following significant and material changes to the development plan, the granting of permission prior to June 2016 carries limited weight when making decisions on current applications, particularly more-so when the 2021 revisions of the NPPF are taken into consideration which requires Local Planning Authorities to refuse applications for development which are not well-designed.

Overall, the design of the proposal is unacceptable and does not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning

should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

In view of the above policy, the impact on the amenity of occupiers and neighbours would be minimal. Regarding the protection of privacy, due to their close proximity to one another and roadside frontage, properties on South Street are particularly exposed. Therefore, any additional habitable rooms with principal windows would be no more at risk of exposure than what exists. Additionally, overshadowing would be negligible given that the development relates to the existing footprint of the building.

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

Recommendation: Refuse

Refuse:

1. By virtue of its siting, size and design, the proposed extensions would constitute an incongruous addition to the host dwelling that would represent an overdevelopment of the property. The proposed form would appear alien in the context and taken as a whole, the development would fail to result in a satisfactory standard of design and visual appearance, and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for applicant

For the avoidance of doubt, this application relates to drawings:

Proposed plans: A1914/3

Existing plans: A914/1

Location plan

Proposed floor plan and site plan: A1914/2

	Date	Officer
Report Completed	13/09/2023	Signed: Hamish Rigg
Authorisation	29/09/2023	Signed: Ryan Killeen

Report Author Hamish Rigg