

Application Number:	23/00961/HOUS
Location:	30 Newfield View, Milnrow, Rochdale, OL16 3DS
Proposal:	Front and rear dormer extensions and alterations to existing side and rear fenestration
Applicant:	Mr Luke Bailey
Case Officer:	Sam Yuen
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. 30 Newfield View, a semi-detached bungalow located in a residential area in Milnrow. The dwelling is adjoined by no. 29 Newfield View to the north, adjacent to no. 31 Newfield View to the south, and faces the highway and no. 14 Trent Avenue to the east. The rear boundary of the curtilage borders an adopted footpath and public right of way, which connects to other bungalows within the development. The dwelling is sited at substantially lower level to Newfield View and properties along Trent Avenue. The property benefits from a detached single garage adjoining the highway.

Description of Proposal

Planning permission is sought for the construction of flat roof dormers on either roof slope of the dwelling. The dormer on the east-facing roof slope measures 7.44m in length, 2.89m in height and 4.2m in depth, whereas the dormer on the west-facing roof slope measures 7.44m in length, 2.11m in height and 3.07m in depth. The dormers would be constructed from anthracite grey cladding.

The proposed plans also indicate the replacement of the entrance door and the addition of windows to the ground floor side elevation of the dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The main concerns in regards to this planning application is parking provision. Newfield Close is an adopted access road that serves a relatively small number of dwellings and has limited parking spaces. The size of the extended dwelling would require the provision of two off-street parking spaces to meet Council standards.

The current servicing arrangements for this dwelling would be unaffected by the proposed extension.

If approved the development should not have any impact on road safety or highways capacity.

Highways would raise no objection to this application if the required off-street parking spaces can be provided. If permission was to be granted Highways would request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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

N/A

Assessment

Design: DM1 and P3

- Paragraph 130 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 they are *“sympathetic to local character.”*
- Policy 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 proposal seeks to construct flat roof dormers on both roof slopes of the dwelling. 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. Dormers to the front elevation will not normally be permitted. 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."*

- ☐ The surrounding area is characterised by an enclosed group of semi-detached bungalows, many of which have been subjected to substantial flat roof dormer or first-floor extensions to such a degree that an established built form has been formed in the locality. More particularly, recently approved dormer extensions at nos. 31, 32 and 33 Newfield View occupy the width of the roof and feature flat roof forms and mixed materiality.
- ☐ Whilst it is acknowledged the proposed dormers would not comply with points (ii), (iii), (iv) and (vii) of Section 5.17 by virtue of its dominant scale, flat roof form and materiality, having had regard to the existing site context, it is considered the proposal would not significantly detract from the character and appearance of the wider street scene and would therefore justify a relaxation of the above guidelines.
- ☐ The design of the proposal is therefore acceptable on balance and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *"do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*
- ☐ In particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (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."*
- ☐ Section 5.17 of the SPD states *"dormer extension should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 [of the SPD]. Side facing windows should be obscurely glazed."*
- ☐ The proposed dormers do not project beyond the existing elevations of the host dwelling. Furthermore, the proposed west-facing dormer would maintain an approx. 27m separation distance from the rear dormer windows of no. 19 Newfield View. The proposed east-facing dormer also do not directly face any habitable windows by virtue of its siting at a lower level to the highway.
- ☐ 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 would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would result in the reduction of bedrooms from four to three. Notwithstanding the limited off-street and on-street parking spaces on Newfield View, the existing parking arrangements for the property would be retained and thus would be acceptable in accordance with Policies T2 and DM1.

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. The permission relates to the following plans:

- ☐ Location Plan, Existing Site Plan, Floor Plans and Elevations – Drawing No. P-01 Rev. A dated 13/09/2023
- ☐ Proposed Site Plan and Floor Plans – Drawing No. P-02 Rev. A dated 13/09/2023
- ☐ Proposed Elevations – Drawing No. P-03 dated 18/08/2023

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 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.

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 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	30/11/2023	Signed: SY
Authorisation	30/11/2023	Signed: RK

Report Author Sam Yuen