APPLICATION NUMBER: 21/00012/HOUS

Application Number:	21/00012/HOUS
Location:	24 Marland Hill Road Rochdale OL11 4PQ
Proposal:	Proposed front dormer extension (re-submission 20/01254/HOUS)
Applicant:	Mr Muhammad Ibrahim
Case Officer:	Richard Whittaker
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 24 Marland Hill Road, a semi-detached bungalow which incorporates a first floor aspect visible to the rear of the property. The site is located to the north of Sudden in a residential area that exhibits a predominance of semi-detached bungalows. A number of these bungalows have been converted to accommodate a first floor with several examples of front dormers visible from the highway.

Description of Proposal

The application seeks permission for the erection of a front dormer which would feature an inclined roof. The application is a resubmission of a previously refused application, 20/01254/HOUS.

The proposed dormer would be set back from the front and side elevations of the existing dwelling and set down from the ridge height of the existing roof.
The works would project 3 metres forward of the roof plane at width of 5.8 metres and 1.9 metres upward.

The windows would line up vertically with those of the existing front elevation.

Relevant History

20/01254/HOUS - Front dormer extension – Refused 20.11.2020

Reason for refusal:

The proposed front dormer extension would constitute an unduly prominent, incongruous and poorly designed addition to the application property. The proposal therefore constitutes poor design and is contrary to the visual amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

05/D45022 - First Floor Extension To Create Second Storey To Rear Of Dwelling – Approved 24.04.2005

Representations

Letters of notification have been sent to neighbouring properties and a site notice posted close to the site. No letters of representation have been received.

Consultations

N/A

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

N/A

Assessment

Design: DM1, P3, SPD

Paragraph 127 of the NPPF states that planning decisions should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development, developments are visually attractive, developments are sympathetic to local character, developments establish or maintain a strong sense of place.

Policy DM1 of the Rochdale Core Strategy states that all development proposals are expected be of high quality design and take the opportunity to enhance the quality of the area

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The SPD is clear with regard to its stance on dormer extensions with paragraph 5.16 stating that front dormers will not normally be permitted, however it is accepted under paragraph 5.18 that a relaxation of the guidelines regarding dormer extensions may be justified under certain circumstances.

Marland Hill Road exhibits a range of existing dormer extensions, (notably no.20 approved under 11/D54686, no.30 approved under 10/D53126, and no.42 approved under 91/D26884), some of which are considerably larger than the works proposed in this application. Whilst these developments have been approved under previous guidance, it is considered in this instance that the principle of a front extension is accepted and that they do act to alleviate any adverse impact on the street scene.

In terms of the design of the dormer, the previous application, (20/01254/HOUS), was refused on the basis that the proposed front dormer extension would constitute 'an unduly prominent, incongruous and poorly designed addition to the application property'. This re-submission proposes a significantly reduced dormer in terms of its scale and massing, which is now set down from the main ridge line and set in to the roof scape. As such, it is considered that this reason for refusal has been addressed.

Whilst the front dormer proposal is not recognised to be a welcome addition to a dwelling, the proposed works accord with the principles set out in paragraph 5.17 of the SPD and would retain the original bungalow nature of the dwelling by virtue of the scale of the alterations, maintaining subservience to the original dwelling as per paragraph 5.1 of the SPD. Furthermore, with the locality exhibiting front dormer extensions, the proposal is not considered to impact the character of the area negatively to a degree that would warrant refusal.

On balance the design of the proposal is considered to be acceptable and in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1, SPD

Paragraph 127 of the NPPF states that decisions should ensure that developments create places with a high standard of amenity for existing and future users.

Policy DM1 of the Core Strategy states that all developments should demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed works would result in no greater impact upon the amenity of residents of the application property than the existing arrangement.

The proposal would not unduly impact on the amenity of the occupants of the application property or that of neighbouring properties and is therefore in accordance with policies DM1, the SPD and the NPPF.

Highways: DM1, SPD

The proposed works would retain sufficient off-road parking to service the dwelling. The proposal would retain sufficient space for bin storage.

It is therefore considered that the proposed works are acceptable in terms of their impact upon the surrounding highway network, in accordance with relevant policy.

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, Plans, and Elevations – Drawing No. A1648/1
- Proposed Site Plan and Plans – Drawing No. A1648/2
- Proposed Elevations – Drawing No. A1648/3

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 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	10.02.2021	Signed: RW
Authorisation	22.02.2021	Signed: KN

Report Author Richard Whittaker