

APPLICATION NUMBER: 24/01088/HOUS

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Location:	18 Bankfield Lane Rochdale OL11 5RJ
Proposal:	Front and rear dormer extensions including increase in eaves height
Applicant:	Mr Daniel Leeming
Case Officer:	Hamish Rigg
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.18 Bankfield Road, a semi-detached dormer bungalow in Bagslate Moor, Rochdale. The site is located on a residential estate comprising various house styles, a number of which are also dormer bungalows of a similar design and material palette. The wider area is typically suburban with medium density housing, quiet streets, and vegetation.

No. 18 faces west, overlooking a driveway and the public highway. It adjoins no. 20 to the north and flanks no. 16 to the south. The rear boundary faces east, bordering the rear gardens of nos. 1-3 Clayfield Drive.

Description of Proposal

Permission is sought for a front and rear dormer extension. Both dormers would be clad in horizontal black composite panels, RAL colour 7021.

The front dormer extension would adjoin the existing front dormer and raise the ridge height to create a deeper roof pitch. It would increase the width by 2.8m, taking the total to 7.8m. The eaves height would measure 1.4m and the depth approximately 3m from the ridge. The dormer extension would include an additional single window.

The rear dormer would be a mirror image of the front dormer in size and form, yet with one double window.

Permission is also sought for the replacement of all existing roof tiles with new dark grey roman tiles, and the replacement of the dormer windows with black UPVC.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable.

Representations

Letters of notification were sent to surrounding properties 14/11/2024; no objections were raised.

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

None Applicable

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

In view of the above, the SPD offers guidance on dormers to ensure that they are carefully designed and sited. The proposed dormers comply with the following principles:

- They do not exceed the ridge height;
- They are set back from the eaves line;
- They are set in from the party walls of the house;
- A flat roof is avoided;
- The materials match the host dwelling;
- The windows align vertically with existing windows.

Generally speaking, the proposed dormer extensions are in keeping with similar dormer extensions seen across Bankfield Drive where the ridge height has been increased and a deeper roof pitch created, and/or which occupy the full width of the roof. Examples include nos. 12, 14, 30, and 33 Bankfield Drive. As such, the proposed development conforms to the established precedent of new development in the area, and is therefore in keeping with the character of the street.

The main consideration, however, are the proposed materials, which include: replacement dark grey roof tiles; dark grey cladding on the dormers; and black UPVC fenestration. The combination of these materials, and their colour treatment, would create a stark appearance, which would be out of keeping with the majority of houses on the street. However, there are several examples along Bankfield Lane of front dormer renovations which include dark grey cladding, window frames, and replacement tiles. These include nos. 1, 3, 4, 5, and 14. As such, the proposed materials are in keeping with recent development seen along Bankfield Lane.

The design of the proposal is therefore acceptable and accords 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. 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 internal amenity for all existing and future occupants of land and buildings.

Owing to the siting and scale of the proposed dormers, there would be no adverse impact on the amenity of neighbouring occupants through a loss of privacy or light. In addition, the proposed development would result in an acceptable level of amenity for future occupants of the dwelling as all habitable rooms would be served by adequate light and outlook. As such, the proposed development is acceptable in accordance with policies SM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the current parking arrangements, and is therefore 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. This permission relates to the following plans:

- Location plan: P-01
- Proposed elevations, floor plans, and site plan: P-02

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 saved Rochdale Unitary Development Plan, 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	20/01/2025	Signed: Hamish Rigg
Authorisation	22/01/2025	Signed: Ryan Killeen

Report Author Hamish Rigg