

Application Number:	23/01179/HOUS
Location:	28 South Street Rochdale OL16 2ER
Proposal:	Rear dormer extension with hip to gable roof including insertion of new window to gable end - Resubmission of 23/00794/HOUS
Applicant:	Jehangir Ahmed
Case Officer:	Hamish Rigg
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	no
	Contrary to previous decision?	no
	Called in or Planning Panel objection?	no

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	no

CONDITIONS	Pre-commencement conditions proposed?	no
	Pre-commencement conditions agreed (or notification period expired)?	no

Location

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

The property faces north-west overlooking the public highway on South Street. The north-east facing elevation overlooks the public highway on Buckingham Street. The adjoining property to the south-west is no.26. The rear boundary of the curtilage faces south-east and borders an alley way serving the rear of properties on South Street and no. 3 Buckingham Street.

Description of Proposal

Permission is sought for a hip to gable roof extension and a rear flat roof dormer extension. Materials for the roof extension include red brick and grey slate tiles, whilst the proposed dormer uses grey slate tiles and UPVC window frames. The roof extension includes a single window on the north-east elevation, and the dormer includes two windows to the rear.

The proposed roof extension would increase the width of the roof by approx. 4.8m, and create a gable end approx. 2.6m in height. The proposed dormer measures approx. 4.5m in width, 3.9m in depth, 1.7m in height to eaves and 2m in maximum height. The dormer would be set approx. 75cm below the ridgeline of the roof, and set back 44cm from the eaves. It would be set in approx. 30cm from the north east elevation whilst sitting flush with the border of no. 26.

Relevant History

23/00794/HOUS: Hip to gable roof extension including a front and rear dormer.
Refused:

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.

Township/Member comments

None

Consultee responses

Highways And Engineering
No response received

Representations

Letters of notification were sent 10/11/2023 to surrounding neighbours. No responses 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

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 onto 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.

Regarding the proposed dormer extension, it generally complies with paragraph 5.17 of the SPD as it uses materials which match the host, it does not exceed the ridge line or party walls, and is set back from the eaves line. However, it does include a flat roof, contrary to paragraph 5.17. Nonetheless, numerous properties along South Street and Buckingham Street have flat roof dormers which are visually prominent from the public highway. Therefore, the proposed dormer would not appear incongruous within its context, thus the character of the area would not be undermined.

The hip-to-gable roof extension is considered to follow a modest and uniform design, and considering the similar extension on no.32 South Street, it would not appear out of character.

Overall, the design of the proposal is 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. 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.

To ensure that all new developments avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings the SPD sets out maximum space standards under paragraph 4.1. It requires 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room. With approx. 10.5m between the proposed gable window serving the attic bedroom and the side elevation of no.32 South Street, the development does not meet the SPD guidelines. Despite this, the officer is satisfied that the proposed window in the gable roof extension will not undermine the privacy of occupants or neighbours. The opposing windows on no.30 South Street do not serve habitable rooms (instead serving bathrooms and a staircase) thus there would be no impact upon privacy. In addition, the extension does not significantly increase the original built form of the host dwelling, thus the increased overshadowing is negligible. Lastly, the occupier outlook from the host dwelling would remain open and acceptable, despite not meeting SPD guidelines. Therefore, whilst the gable roof extension contradicts the advised space standards, its impact upon neighbor and occupier amenity would not be unduly harmful.

Similarly, the proposed rear dormer is not considered to undermine the amenity of neighbours or occupants. The proposed dormer would be approx. 8m from the north-west elevation of no.1 Buckingham Street. However, due to the topography of the land, the proposed dormer would be higher than the maximum height of no.1 Buckingham Street. In addition, it would face an elevation containing no windows. As such, the proposed dormer would not negatively impact upon the privacy or outlook of neighbours or occupants.

Regarding sunlight, the proposed development would not create a significant amount of overshadowing. Due to the orientation of the host property located north of no.1 Buckingham Street, the latter would still receive sun and daylight from a southern perspective, as would the host property.

Overall 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: 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:

- Proposed elevations plans: A 1914/3
- Proposed site plan and floor plans: A 1914/2
- Location plan

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 any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.
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	08/12/2023	Signed: Hamish Rigg
Authorisation	04/01/2024	Signed: Ryan Killeen

Report Author Hamish Rigg