

APPLICATION NUMBER: 24/01226/HOUS

Application Number:	24/01226/HOUS
Location:	17 Brook Terrace, Milnrow, Rochdale, OL16 3QA
Proposal:	2 storey pitched roof side extension with new rear facing pitched roof dormers.
Applicant:	Mrs Karen Bladen
Case Officer:	Sam Yuen
DETERMINATION DATE 06.02.2025	EXT OF TIME 27.02.2025
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. 17 Brook Terrace, a two-storey end terrace property located in Newhey. The dwelling is adjoined to no. 15 Brook Terrace to the south-west and is adjacent to no. 200 Huddersfield Road to the north-east. The dwelling is primarily accessible via an unadopted access road from Huddersfield Road and has an appearance akin to back-to-back houses, where both the front and rear elevation comprise entrance doors. The property is sited some 6m away from Piethorne Brook to the south-east.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 3.38m from the side elevation of the dwelling. The extension continues the dual-pitched roof form of the host dwelling with matching ridge and eaves height.

The proposal also seeks to construct two gable-ended dormers to the south-east facing roof slope. The dormers measure 2.2m in width, 2.02m in height and 3.52m in depth.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

93/D29215 - Erection Of 6FT High Boundary Fence To Enclose Existing Garden And Car Parking Area. - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

Highways have no objection to the proposal.

Environmental Agency

No comments received at the time of writing.

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)

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:

Policy 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

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 a two-storey side extension to the dwelling. The extension would continue the built form and dual-pitched roof of the adjoining terraced properties and would constitute a sympathetic and subservient addition to the host dwelling.
- ☐ Whilst it is noted the extension would protrude beyond the existing rows of terraced dwelling, due to siting of the dwelling in excess of 26m from the nearest adopted highway, it is considered the visual impact on the street scene would be limited.
- ☐ The proposal would be constructed from materials matching the host dwelling, including brickwork and stonework on its respective elevations which would constitute appropriate design.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The proposal also comprises the addition of two dormers to the south-east facing roof slope. 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 proposed dormers would face the south-west and would not be readily visible from Huddersfield Road. They are also appropriately positioned above the lower floors windows and are modestly-sized, setting away from the ridge, eaves and the side walls. The use of gable-fronted roof forms would constitute satisfactory design, as would the dark grey vertically hung tiles which would match the existing roof.
- ☐ Taken as a whole, the proposed dormers would comply with all points of Section 5.17 and would be acceptable in this regard.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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 addition, 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 two-storey side extension does not face any properties to the south-east and would be sited in excess of 40m from the front elevation windows of no. 189 Huddersfield Road. Likewise, the proposed dormers do not face any properties. As such, no concerns are had with residential amenity impacts arising from the proposal.

- ☐ By virtue of its siting, the dwelling benefits from additional curtilage space to the side which would be severed under the proposed plans. However, the limited residual space would be consistent with the garden space of adjacent properties and would comprise sufficient space for functional use which would be acceptable.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms which would ensure a satisfactory 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 Policy 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy.
- ☐ As it stands, the dwelling does not appear to have any formal provisions for parking, though the side curtilage space has been used to store one vehicle. The absence of private parking space is prevalent amongst the surrounding terraced properties, and is mostly accommodated through on-street parking on Huddersfield Road. Whilst it is acknowledged the proposed side extension would remove the existing parking space, given the restricted parking arrangements, and the limited impact to parking expected from one additional bedroom, it is considered a refusal on highway grounds cannot be reasonably substantiated in this instance.
- ☐ It is also noted the Council’s Highways Officer has raised no objections to the proposal.
- ☐ The proposed parking arrangements are 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. The permission relates to the following plans:

- ☐ Location Plan – received 13/12/2024
- ☐ Existing Site Plan – Drawing no. 908-01 received 13/12/2024
- ☐ Proposed Site Plan – Drawing no. 908-07 received 13/12/2024
- ☐ Existing Ground Floor Plan – Drawing no. 908-02 received 13/12/2024
- ☐ Existing First Floor Plan – Drawing no. 908-03 received 13/12/2024

- ☐ Existing Loft Plan – Drawing no. 908-04 received 13/12/2024
- ☐ Existing Roof Plan – Drawing no. 908-05 received 13/12/2024
- ☐ Existing Elevations – Drawing no. 908-06 received 13/12/2024
- ☐ Proposed Ground Floor Plan – Drawing no. 908-08A received 13/12/2024
- ☐ Proposed First Floor Plan – Drawing no. 908-09B received 13/12/2024
- ☐ Proposed Loft Plan – Drawing no. 908-10C received 13/12/2024
- ☐ Proposed Roof Plan – Drawing no. 908-11C received 13/12/2024
- ☐ Proposed Elevations – Drawing no. 908-12 received 13/12/2024

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, the adopted Places for Everyone Joint Development Plan 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan 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	03/02/2025	Signed: SY
Authorisation	27/02/2025	Signed: RK

INFORMATIVES:

1. The applicant is reminded that under The Environmental Permitting (England and Wales) Regulations 2016, a permit must be obtained for any activities which will take place:
 - ☐ on or within 8 metres of a main river (16 metres if tidal)
 - ☐ on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - ☐ on or within 16 metres of a sea defence
 - ☐ involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert

- ② in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

Please note the granting of this planning permission does not assume a permit will be automatically forthcoming. The applicant is advised to consult the Environmental Agency at the earliest opportunity.

Report Author Sam Yuen