

APPLICATION NUMBER: 24/00184/HOUS

Application Number:	24/00184/HOUS
Location:	35 Harridge Avenue Rochdale Rochdale OL12 7HN
Proposal:	2no. Side dormer extension
Applicant:	MR ARFAN RAZAQ
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)?	n/a

Location

The application relates to 35 Harridge Avenue, a two-storey bungalow in Healey, Rochdale. The property sits on the bend in the road, in a residential and leafy suburb. Harridge Avenue is comprised of two-storey bungalows, relatively homogenous in design and material palette. Many of the bungalows have a gable end roof with side dormer extensions, in some cases on both sides.

No. 35 faces north-west, overlooking its driveway, the public highway, and no. 28. It is flanked by no. 33 to the north-east, and the public highway to the south-west. The rear boundary of the curtilage faces south-east, bordering the side and front drive of no. 37 Harridge Avenue.

Description of Proposal

Permission is sought for the erection of two dormers, one on either side of the existing gable end roof. The dormers would mirror each other in position and scale, measuring 2.5m in width, 1.8m in height, and 9.5m in length. Both dormers would include a sloped roof, and use red brick, grey roof tiles, and UPVC fenestration, to match the host dwelling. The west-side dormer would include one side window serving a bedroom. The east-side dormer would include two obscurely glazed side windows serving a bathroom and en-suit.

Relevant History

17/00595/HOUS	First floor side extension including roof alterations Granted STC
13/00289/HOUS	First floor dormer extension to side of dwelling Granted STC

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 20/03/2024; 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

Policies P3 and DM1 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 131 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 135 goes on to 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 139 states that development that is not well designed should be refused.

The SPD recognises that dormer extensions can be visually prominent, particularly when seen from the public highway, and it is therefore important that they are carefully designed. Both proposed dormers would be visible from the public highway, particularly on the west side which sits on a corner plot. They would occupy the majority of the existing roof plane and therefore wouldn't be considered subservient.

In most cases, dormer extensions of such scale and prominence would contradict paragraph 5.17 of the SPD and wouldn't be deemed acceptable. However, paragraph 5.18 states that there may be circumstances that justify the relaxation of the guidelines for dormer extensions. There are numerous examples of dormer extensions along Harridge Avenue, including no. 33, no. 25, & no. 25 which have dormers on both sides which occupy the majority of the roof plane. It should also be noted that there is a generous amount of space between properties on Harridge Avenue, therefore the various dormer extensions are all visually prominent. In light of the above, and following a site visit, the proposed dormers are considered to be acceptable and in keeping with similar dormer extensions on Harridge Avenue.

Furthermore, there are features of the proposed dormers which do comply with paragraph 5.17 of the SPD, such as matching materials, a sloped roof form and setting them back from the eaves line and below the ridge line.

Overall, 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. 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.

The west side dormer would include a side window serving a bedroom, which is considered to be a habitable room as per the SPD. The bedroom window would comply with the space standards set out under paragraph 4.1 of the SPD, leaving a separation distance of approx. 23m towards the nearest upper floor habitable room window at no. 34 Harridge Avenue.

The east side dormer would include two windows serving a bathroom window and an en-suite. As these would face over the driveway of the adjacent no.33, no concerns are had in this regard.

Aside from privacy, the dormers would not adversely affect the amenity of neighbours through overshadowing, overbearing impact, or reduced outlook.

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.

Highways and Parking: DM1 and T2, Appendix 5

The proposed works will have no impact on the current parking arrangements, and it 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:

- Proposed elevations: 24-004.5
- Proposed floor plans: 24-004.4
- Sit and location plans: 24-004.1

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	10/05/2024	Signed: Hamish Rigg
Authorisation	13/05/2024	Signed: Ryan Killeen

Report Author Hamish Rigg