

Application Number:	22/01452/HOUS
Location:	14 Southdown Close Rochdale Rochdale OL11 4PP
Proposal:	Single storey rear extension and front and rear dormers
Applicant:	Mr Zishan Khan
Case Officer:	Chelsea Petrillo
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 14 Southdown Close, a semi-detached bungalow in the Bamford area of Rochdale and within the defined urban area. The bungalow has an existing part-width dual-pitched outrigger at rear. The dwelling adjoins to 16 Southdown Close to the west and sits adjacent to 12 Southdown Close to the east and faces the north side elevation of 3 Southdown Close. The dwelling benefits from on-site parking, generous front and rear gardens and a rear curtilage which abuts the playground of Marland Hill Community Primary School.

Description of Proposal

The application proposes a single storey full-width rear extension sited in place of the current single storey rear element, thought to be part of the original build. The extension would not project any further forward than the current single storey rear protruding element. The single storey extension would be constructed with a flat roof. The application also proposes front and rear dormer additions to the dwelling, both of which would be constructed with flat roofs.

Proposed materials would be constructed to match those on the existing dwelling of red brick, grey roof tiles and oak UPVC fenestration.

Relevant History

None Applicable.

Township/Member comments

None Applicable.

Consultee responses

A consultation was received from the highways officer to which it read the following response:

From a Highways perspective the only issue in relation to this application is parking provision.

The extended property should provide two off street car parking spaces to meet the Councils parking standards. From the submitted plans it is not clear where these spaces can be accommodated within the site curtilage. The application is on a right angle bend in Southdown Close so any overspill on street parking may impact on road safety.

If the applicant can demonstrate that two viable on street parking spaces can be provided we would raise no objection to this application.

We would ask that any hard standing or parking spaces are SUDs compliant.

There should be no impact on highway capacity as a result of development.

The servicing arrangements for the dwelling should remain unchanged.

Subject to the above requests being met Highways would raise no objection to this application.

Officer Response: See amended site plans for off-road parking provisions

Representations

Letters of notification were sent to surrounding neighbours, no letters of representation 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

With regards to the plans originally submitted, it was considered the attachment of the proposed single storey extension to the rear dormer would constitute an unacceptable standard of design and would not respect the visual form of the original dwellinghouse. Amended plans were received to which the single storey element of the proposal was reduced significantly and constructed with a flat roof, as opposed to the original pitched roof. Further revisions were sought to address the layout of the windows at the front dormer.

Assessment

Design: DM1 and P3

Paragraphs 127 and 130 of the NPPF state that development should be visually attractive, and that development of poor design should be refused. Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it.

The host dwelling is constructed with a simple dual-pitch, gable style roof form. This design is the prevailing form of dwellings across the wider street scene. It should be noted many of the dwellings along Southdown Close and wider streets currently host dormers to the front and rear elevations, many to the front of which are smaller in size than those on the rear. The array of extensions to the dwellings of the wider street scene do not particularly feature a high degree of uniformity in regards to scale and siting.

The single storey rear extension, although constructed with a flat roof (a design not usually encouraged) is not thought to significantly harm the character of the host dwelling. It is conceded the single storey extension is not a particular high standard of design however it is not so severe it would warrant refusal for this reason alone, particularly due to the existence of similar examples along Southdown Close and wider street scenes. With the cohesive design language exhibited amongst the application property and surrounding bungalows, it is considered the single storey rear extension would, on balance, constitute a satisfactory addition to the dwelling.

The front and rear dormers would comply with dormer design principles outlined in Section 5.17 of the SPD to which both dormers would not exceed the existing ridge, be set back from the eaves and set in from party walls and the materials used in construction would match those on the host dwelling. Although dormers to the front elevation are not usually permitted, it is concluded the surrounding street scene, to which front dormers are common, would allow for the dormer proposed in this application to be permitted in the view it would follow the design of surrounding dwellings. Although the rear dormer would span a large portion of the existing bungalow roof compared to the one proposed to the front, it is not thought to be disproportionate and out of character for a dwelling of this size.

Overall, it is considered that 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 proposal would adhere to the separation distances contained within section 4.1(i) of the SPD with reference to Space Standards. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.

It is not considered the rear extension would pose any overshadowing, overbearing or loss of privacy impact to surrounding dwellings given the rear extension would only occupy ground floor level and would not project any further upwards of the existing ground floor.

Paragraph 5.6 of the SPD sets out maximum standards for single rear storey extensions to which the maximum standard for the projection on attached dwellings would be a point 3 meters along the common boundary measured from the rear elevation of the adjoining property. It is noted the dwelling to the west (no.16) also hosts an original single storey protruding element at the rear to which the proposed single storey extension would not project beyond, and would therefore be acceptable.

It is acknowledged the rear dormer would pose an overlooking impact to the rear garden of 16 Southdown Close however, with reference to the existing roof lights on the roof of the host dwelling, it is not considered the additional impact would be so harmful to warrant a refusal given they may already pose an overlooking effect. In the instance a rear dormer of a similar scale and layout was constructed under Permitted Development, it is considered it would pose a similar amount of overlooking to the rear garden of 16 Southdown Close. The proposed rear dormer would therefore constitute an acceptable addition to the dwelling.

Space Standards of the SPD requires "14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room". The adjacent dwelling to the front elevation (no.3 Southdown Close) currently hosts an obscurely glazed window to the side elevation which would be directly facing the proposed front dormer, however the distance between both elevations is 23m and therefore compliant with the SPD.

It is acknowledged Paragraph 5.17 (vi) of the SPD states "Dormer windows should normally line up vertically with existing windows...". Proposed plans indicate the dormer windows on the rear would not directly align with those on the ground floor of the existing dwelling however, given the windows would be to the rear therefore away from public vantage points, on balance, and would form acceptable additions.

Submitted floor plans indicate each room of the extensions and those within the dwellinghouse would receive a sufficient amount of light and outlook.

It is considered, post development, the site would retain sufficient garden space for the enjoyment with regards to occupier amenity.

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 provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.

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. This permission relates to the following plans:

- CDBP/01095/PP Location Plan
- AM1/01095/PP Site/Block Plan Proposed amended version received 07.03.2023
- AM2/00503/ZK (proposed elevations) amended version received 12.03.2023
- AM1/00503/ZK Proposed Plans - amended version received 12.03.2023 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 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	07.03.2023	Signed: CP
Authorisation	11.04.2023	Signed: TH

Report Author Chelsea Petrillo