

Application Number:	23/00143/HOUS
Location:	3 Stanway Close, Middleton, M24 1HE
Proposal:	Front and rear dormers and front and rear single storey extensions
Applicant:	Mr. S. McDade
Case Officer:	Bob Melling
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 3 Stanway Close in Middleton, a semi-detached bungalow within the Defined Urban Area which stands towards the entrance of the cul-de-sac at the junction with Kingsway. The house is set back from the road between 10 and 12m by an existing front garden and driveway. To the rear is a private garden which extends 19m to the boundary with no. 54 Ruthin Avenue. Both the adjoining property, no. 1 Stanway Close, and the adjacent property, no. 5 Stanway Close, benefit from single storey rear extensions and it is noted that a number of other properties within the street and surrounding area have been subject to similar additions including both front and rear dormers.

Description of Proposal

Permission is sought for single storey front and rear extensions and front and rear dormer extensions. The proposed ground floor extensions are to be rendered in white K-Rend and the dormers are to be hung in anthracite grey UPVC cladding similar to that use on the existing rear dormer.

The single storey front extension would project 2.6m from the existing front elevation, with a width of 3.3m, height to eaves of 2.65m and ridge height of 3.53m. It would feature a dual-pitched, gable style roof and a window to the front elevation. It would be similar in scale and design to those front extensions seen on nos. 6 and 8 Stanway Close on the opposite side of the cul-de-sac.

The single storey rear extension would project 4m from the existing rear elevation and sit flush with the existing side walls of the dwelling. It would feature a flat roof, with a height of 2.7m and a set of patio doors and one window to the rear.

The front dormer would have a depth of approximately 3.4m with a width across of 6.2m and a height of 1.5m. It would also feature two windows.

The dormer to the rear would be of a similar design, though of a larger scale. It would have a depth of approximately 4.2m with a width across of 6.4m and a height of 2.1m. It would include the provision of two windows.

Relevant History

<u>84/D17357</u>	Single Storey Rear Extension to Dwellinghouse Decision: Granted Subject to Conditions
<u>21/00116/HOUS</u>	Single storey side and rear extension including front and rear dormers Decision: Refuse - Appeal part allowed part dismissed APP/P4225/D/21/3274633. Permission granted for front and rear dormers (extant)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours and one neutral representation was received in response to the proposed development which asked for the measurements of the proposed works to be provided. The Officer provided copies of the plans with measurements.

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Following concerns raised by the Council in respect of the scale of the front and rear dormers, amended plans were submitted which set both dormers down from the ridgeline and in from the side/party walls. Further, the depth of the rear dormer was reduced by approximately 0.75m to ensure a sufficient set back from the eaves line.

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should 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 whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The proposed single storey front extension is of an appropriate scale and is not considered to unbalance the front elevation. Further, the proposed extension would mirror those seen on nos. 6 and 8 Stanway, which were granted in 2011 and 2014 respectively. As a result, the proposed front extension would not appear as an incongruous addition to the street scene.

The proposed rear extension would feature a flat roof and would sit slightly above the existing eaves line. It would appear proportionate in relation to the existing bungalow and would be of a similar design and scale to the single storey rear extension to the attached dwelling.

Whilst the application of white render to both ground floor extensions would contrast with the materiality of the host dwelling, it is noted that render has been used variously throughout the street scene. Therefore, its use in this context is not considered detrimental to the character of the host dwelling or street scene.

Paragraph 5.16 of the SPD states that dormer extensions can be visually prominent, particularly where they can be seen from the public highway. Therefore it is important that 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 of the SPD offers the following principles that should apply in the determination of applications that include dormer extensions:

- i. They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the 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 ridges 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 front and rear dormers would be sited below the ridge line, set back from the eaves line and set in from the side walls of the existing dwelling. The proposed fenestration would align with the existing and proposed ground floor fenestration. The use of UPVC anthracite grey cladding, similar to that used on the existing rear dormer, and UPVC window frames to match existing would be an acceptable choice of materials that would reduce the visual prominence of the dormers.

Whilst the SPD states that dormers with flat roofs should be avoided, it is acknowledged that the majority of dormer extensions on Stanway Close feature flat roofs. Therefore, it is not considered that the use of flat roofs in this context would be unduly harmful to the character of the host dwelling and wider street scene.

The SPD is clear that front dormers will not normally be permitted. However, it is acknowledged that each application will be determined on its merits, taking into consideration site-specific facts and circumstances. It is noted that the application property already benefits from extant permission for a front dormer extension of a similar scale to that proposed under this application. On this basis, it is considered that sufficient justification exists for a relaxation of the guidance in respect of the proposed front dormer at the application site.

In light of the above assessment, 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

To ensure that developments do not cause a significant loss of privacy and/or light for occupiers of nearby dwellings, paragraph 4.1 of the Guidelines and Standards for Residential Development SPD sets out space standards guidelines. It states that the following minimum space standards should be adhered to:

- 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage;
- 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed ground floor bedroom window to the front elevation would measure approximately 21m to the front elevation of the facing dwelling and the proposed front dormer would measure approximately 26m to the facing the dwelling.

The proposed ground floor fenestration to the rear would measure approximately 15m to the rear boundary of curtilage and the proposed rear dormer would measure approximately 20m to the rear boundary of curtilage.

Therefore, it is considered that the proposed fenestration to the front and rear elevations of the proposed development would not result in undue harm to the amenity of the neighbouring occupiers.

Paragraph 5.6 of the SPD states “for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).” Paragraph 5.7 adds that this measurement will be taken from the rear elevation of any extension that exists close to the common boundary. This guidance is considered appropriate for both the single storey front and rear extensions.

The proposed front extension would project approximately 2.6m beyond the front elevations of the attached and adjacent dwellings.

Both the attached and adjacent dwellings benefit from single storey rear extensions set close to the common boundary. The proposed single storey rear extension would project approximately 1m beyond the rear elevation of the extension to the attached dwelling. It would not project beyond the rear elevation of the extension to the adjacent dwelling.

Therefore, the proposed ground floor extensions are not considered to result in undue overshadowing or an overbearing impact upon the neighbouring occupiers.

In light of the above, the proposed development is not considered to substantially overlook, have an overbearing impact upon or result in a substantial loss of light to the occupants of neighbouring properties. It is therefore considered that it accords with the requirements of policy DM1 of the Rochdale Core Strategy, 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:
 - Existing and Proposed Plans and Elevations. Drg no. 22023 01. Rev. 4And 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 and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall, except for the white K-render shown on drawing no. 22023 01. Rev. 4, 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.

4. The white K-render shown on drawing no. 22023 01. Rev. 4 shall be installed upon first construction and retained thereafter.

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	31/03/2023	Signed: BM
Authorisation	03/04/2023	Signed: RC

Report Author Bob Melling