

Application Number:	23/00360/HOUS
Location:	60 Oswald Street Rochdale OL16 2LA
Proposal:	Dormer extensions to the front and rear elevations
Applicant:	Mr Hassan Liaqat
Case Officer:	Sam Yuen
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. 60 Oswald Street, a two-storey terraced dwelling located in Central Rochdale. The dwelling is sited in an area of dense terraced properties, many of which comprise of dormer extensions to the front and rear. It is adjoined by no. 62 Oswald Street to the south-east, adjoined by no. 58 Oswald Street to the north-west, and faces the highway to the north-east. The rear boundary of the curtilage backs onto the back passage of Oswald Street which abuts Wardleworth Play Area to the south-west. The property benefits from a small yard space to its rear.

Description of Proposal

Planning application is sought for two flat roof dormers to the front and rear roof slope of the host dwelling to accommodate two additional bedrooms. The front dormer measures 3.5m in length, approx. 1.8m in height and approx. 2.69m in depth, whilst the rear dormer measures approx. 3.31m in length, approx. 1.78m in height, and approx. 2.66m in depth.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposed development would appear to have no highways impact.

Highways raises no objection to this application and request no specific planning conditions.

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)

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

Amendments were made to reduce the length of the proposed rear dormer by approx. 1.13m, set away from the side boundaries of adjoining nos. 58 and 60.

Assessment

Design: DM1 and P3

- Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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, 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 two flat roof dormers on the front and rear roof slope of the host dwelling respectively. 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”*
- The proposed dormers are set down below the ridge line of the host dwelling, are set back from the eaves line, and are set in from the side boundaries with adjoining nos. 58 and 62.
- The surrounding street scene is characterised by rows of dense redbrick terraced dwellings, many of which comprise of substantial flat roof dormer extensions to the front and rear roof slope. In particular, it is noted adjoining nos. 56 and 62 Oswald Street feature front and rear dormers of similar dimensions to the proposal. The effect of this is that flat roof dormers are generally accepted as an established feature of terraced properties in the

locality and whilst the proposed dormers do not constitute high quality design, they would not appear wholly incongruous within the street scene. Therefore, notwithstanding the visual prominence of the dormers from the highway and the guidance in section 5.16 and 5.17, it is considered the proposal would not significantly detract from the character and appearance of the street scene and would be acceptable on balance.

- ☐ Materials of the proposed development would match the host dwelling roof, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ Taken as a whole, the proposed development would comply with all points of section 5.17 of the SPD and would be acceptable in this context.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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 particular, Section 4.1 of the SPD states the following minimum space standards for development proposals:
 - (i) *“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.”*
- ☐ Additionally, 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.”*
- ☐ It is noted there is an approx. 11m separation distance between the proposed front dormer and front-facing nos. 47 and 49 Oswald Street. However, given this is the maximum distance between terraced properties in the locality, the presence of dormers of similar dimensions in the neighbouring properties, and owing to the fact that the proposed dormers do not directly face any habitable room windows to its front and rear, on balance, it is considered the amenity impacts would be acceptable in this context.
- ☐ The proposed fenestration would provide adequate natural light into the habitable rooms.
- ☐ Notwithstanding the existing limited rear amenity space for terraced properties in the vicinity, the proposal would retain sufficient garden space for functional use and would ensure an acceptable 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 policies 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 surrounding street scene is characterised by terraced properties with no off-street parking arrangements. As it stands, the parking arrangements for the host property consists of undesignated on-street parking spaces on Oswald Street and the rear-facing back passage which would be retained in 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 – Drawing No. FO 03235830/4. dated 03/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. FO 03235830/1 dated 03/2023
- ☐ Proposed Floor Plans and Section Plan – Drawing No. FO 03235830/2.A.B
- ☐ Existing and Proposed Site Plan and Proposed Elevations – Drawing No. FO 03235830/3.A

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 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 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	15/06/2023	Signed: SY
Authorisation	15/06/2023	Signed: RK

Report Author Sam Yuen