

Application Number:	23/00827/HOUS
Location:	14 Gloucester Road, Middleton, M24 1HH
Proposal:	Erection of front porch, single storey rear extension, extension of existing rear dormer and insertion of a roof light to the front roof slope following the demolition of the existing front porch and rear conservatory
Applicant:	Mr And Mrs Ian And Jenny Thompson
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?	N

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

Location

The application refers to no. 14 Gloucester Road, a semi-detached bungalow located in Alkrington, Middleton. The property faces the highway to the northeast, adjoins no. 16 Gloucester Road to the southeast and is adjacent to no. 12 Gloucester Road to the northwest. The property benefits from a front porch, a rear dormer and a single storey rear extension. The street scene is comprised of semi-detached bungalows which have been variously extended and modified since completion.

Description of Proposal

Permission is sought for a front porch with a ground area of 3.63 metres and a dual-pitched roof with a maximum height of 3.32 metres. The depth of the existing rear dormer would be increased by approx. 0.78 metres and the length would be increased by approx. 2.82 metres. The proposals also include a single storey rear extension that would project 3.6 metres from the existing rear elevation. It would be set in from the side/party walls and feature a dual-pitched roof with a maximum height of 3.66 metres and a height to eaves of 2.53 metres. Materials for construction are proposed as brickwork to match existing, roof tiles to match the colour of the existing, vertically hung tiles to the dormer walls to match the main roof and black uPVC window and door frames.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding properties. No representations were received in response to the proposed development.

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

Following concerns raised by the Case Officer regarding the design of the proposed development, amended plans were submitted to reduce the depth of the rear dormer by 0.8 metres and change the roof design of the single storey rear extension..

Assessment

Design: DM1 and P3

Rochdale's SPD contains the following standards and guidance in relation to dormers:

Dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and 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.

The following principles will apply to 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.*

Under the initial plans, the proposed dormer was considered to occupy a disproportionately large portion of the rear roof slope. Subsequently, the depth of the dormer was reduced by 0.8 metres and it is now considered to be generally modest in size. Furthermore, it is noted that the materials are to match the existing roof and the proposed fenestration would broadly align at both levels. Whilst the dormer would be set flush with the party wall and sited only marginally below the ridgeline, it should be noted that the existing dormer is similarly positioned and, as such, no concerns are had in this regard.

The single storey rear extension is a subservient addition and, although the roof projects into the dormer, it is not considered that this results in an unacceptable appearance, with a mono-pitched roof being unacceptable due to the size of the extension necessitating a very shallow roof slope.

The proposed front porch would constitute a relatively sizeable addition to the existing front elevation. However, it is acknowledged that a number of properties within the street scene have constructed front porches, with several being of a similar dual-pitched roof design to that proposed under this application. Furthermore, whilst the proposed porch would be of a greater depth than the existing uPVC framed porch, which is to be demolished, it would be of a similar width and be constructed in a material palette coherent with the original build. On balance, it is considered that the proposed front porch would not result in undue harm to the character of the host property or street scene.

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

Rochdale's SPD contains the following guidelines and standards in relation to single storey rear extensions:

It is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers, bearing in mind that detached properties normally have more space around the property than attached properties, such as terraced and semi-detached dwellings.

The following maximum standard will apply for single storey extensions:

For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s)

The distances referred to above will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary. If the new extension is set away from the boundary, the projection can be increased by the amount equal to the extra distance from the side boundary providing the extension does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed single storey rear extension has a total projection of 3.6 metres. Given the gap between the proposed extension and side boundaries, the extension would comply with the above guidance and is not considered to result in an undue loss of light or outlook to the neighbouring properties.

The proposed single storey rear extension would measure some 21 metres to the neighbouring properties to the rear and is not considered to result in any undue overlooking or loss of privacy to or from neighbouring properties.

The proposed rear dormer would measure some 14 metres to the rear boundary of the curtilage and 25 metres to the neighbouring properties to the rear and is not considered to result in any undue overlooking or loss of privacy to or from neighbouring properties.

It is not considered that the placement of roof lights to the extension's roof or the main roof slope would lead to any undue overlooking or loss of privacy to or from neighbouring properties.

The front porch due to its scale and position would also have result in no undue loss of amenity for neighbouring residents.

The submitted plans indicate that the property would retain a sufficient amount of functional outdoor amenity space and that all habitable rooms would receive adequate natural light and outlook.

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.

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. Dated 27/07/2023

- Existing Site Plan. Drg no. 739-01
- Existing Ground Floor Plan. Drg no. 739-02
- Existing Loft Floor Plan. Drg no. 739-03
- Existing Roof Plan. Drg no. 739-04
- Existing Elevations. Drg no. 739-05
- Proposed Ground Floor Plan. Drg no. 739-07D
- Proposed Loft Floor Plan. Drg no. 739-08B
- Proposed Roof Plan. Drg no. 739-09B
- Proposed Elevations. Drg no. 739-10C
- Existing And Proposed Block Plans. Drg no. 739-12

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 be as specified on drawing no. 739-10C.

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	24/10/2023	Signed: BM
Authorisation	25/10/2023	Signed: RC

Report Author Bob Melling