APPLICATION NUMBER: 20/01347/HOUS

Application Number:	20/01347/HOUS
Location:	2 Ash Walk Middleton M24 1JY
Proposal:	Rear dormer
Applicant:	MR BRIAN HINDLEY
Case Officer:	Emily Sykes
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**

Location

The application refers to no.2 Ash Walk, a detached bungalow located on an architecturally similar street in South Middleton. The dwelling faces north on to the highway and is situated on the corner plot of Ash Walk and Crow Hill Street. The dwelling is adjacent to no.4 Ash Walk to the east and the rear boundary of curtilage backs on to no.71 Crow Hill Street. The dwelling benefits from off road parking to the front of the dwelling and a sufficiently sized rear garden.

Description of Proposal

The application proposes the addition of a rear dormer to the existing roof on the host dwelling. This will be constructed with matching materials to the host dwelling. The addition of the rear dormer results in the roof being an unusual shape, retaining the hipped roof with a part flat roof to the rear where the dormer will be situated. The proposed development will feature the addition of two windows on the front elevation of the roof and two roof windows on both side elevations of the dwelling. The rear dormer will feature one small double window which leads to the proposed landing.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to all surrounding neighbours. One representation was received which raised objection to the proposed development due to the positioning of the dwelling on a higher piece of land. The neighbour objection raises concern that the proposed development will result in a loss of privacy to the neighbouring occupier's bathroom, ensuite, kitchen and rear garden. This will be addressed under the amenity section of this report.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

None Applicable

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, meaning it will appear in keeping with the design language of the host property.

It is considered that the design of the roof as a result of the proposed rear dormer is unusual, with a part hipped/ part flat roof to the rear of the dwelling. Due to the applicants positioning on the corner plot, it is noted that this will be visible from the street scene of both Ash Walk and Crow Hill Street. However, the scale and massing of the proposed rear dormer are considered to be appropriately designed and due to the proposed development being constructed with matching materials to the host dwelling it is considered that the proposed development will not be an incongruous feature on the street scene.

Furthermore, the proposed fenestration is also considered to be appropriately within its size, position and design, as the windows are modestly designed and in keeping with that found on the host dwelling.

Access between the front and the rear of the dwelling is retained, meaning that bins can be appropriately stored to the rear of the dwelling away from public viewpoint.

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 Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

The neighbour objection raises concern that the proposed development will result in a loss of privacy to both the neighbouring property and neighbouring rear garden. Paragraph 4.1 of the SPD states that although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. In order to assess if the proposed development will unduly impact the amenity of the neighbouring occupiers, minimum space standards are outlined which new developments must be in accordance with. These are listed below:

(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;

(ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;

(iii) 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 fenestration is considered to be in accordance with the above minimum standards on both the front and side elevations. The neighbour objection

raised concern about the proposed rear window on the rear dormer. This window leads on to a landing and is therefore not considered to be a principal window. Although the proposed rear dormer is located only 4.5m from the nearest part of no.71, as the proposed window does not lead to a principal window it is considered that the proposed development is in accordance with the minimum space standards. The occupiers of the applicant dwelling are unlikely to spend much time on the proposed landing and the proposed window is modest within its sizing. Although there will be an increased viewpoint towards no.71, it is considered that the proposed development will not overlook the neighbouring garden or dwelling to the extent that it will unduly harm the amenity of the property.

The proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal.

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. This permission relates to the following list of submitted plans, drawings and documents:

   - Existing Plans (CM248 PL 01.)
   - Existing Elevations (CM248 PL 02.)
   - Proposed Elevations (CM248 PL 02.)
   - Site and Location Plans (CM248 PL 03.)

   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	22/12/2020	Signed: ES
Authorisation	22/12/2020	Signed: KN

Report Author Emily Sykes