

|                            |                                                                                        |
|----------------------------|----------------------------------------------------------------------------------------|
| <b>Application Number:</b> | 23/00007/HOUS                                                                          |
| <b>Location:</b>           | 109 Boundary Street Rochdale OL11 1AT                                                  |
| <b>Proposal:</b>           | Side dormers extension including insertion of 3no windows to front and rear elevations |
| <b>Applicant:</b>          | Mr Abdul Qayyum                                                                        |
| <b>Case Officer:</b>       | Chelsea Petrillo                                                                       |
| <b>Recommendation:</b>     | <b>Refuse</b>                                                                          |

|            |                                        |   |
|------------|----------------------------------------|---|
| 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 109 Boundary Street, a recently constructed two-storey semi-detached property located in the Milkstone and Deepish Ward of Rochdale. The house is situated within a modern estate which includes 3 identical pairs of dwellings fronting Boundary Street.

**Description of Proposal**

The application is seeking planning permission for the addition of two flat roof dormers, 1.9m in height, to both sides of the existing pitched roof and insertion of 3no windows to the rear and front elevations. Both dormers would be set down 0.7m from the existing ridge height and 9m in overall length. The dormers would be constructed to form a symmetrical appearance on either side of the roof of the dwellinghouse and be constructed to match the existing materials from that of the existing of smooth red brick and the roof clad in grey slate tiles. The insertion of three windows to the front and rear elevations would be centrally located and form the windows to the proposed bedrooms.

**Relevant History**

12/56321/FUL - Residential development of 32 dwellings with associated car parking, landscaping and construction of new estate road including demolition of existing mill. Granted 07.03.2013.

**Township/Member comments**

None Applicable

### **Consultee responses**

None Applicable

### **Representations**

Letters of notification were sent to surrounding properties regarding development. 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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| <b>E3</b>         | Focusing on economic growth corridors and areas                    |
| <b>C2</b>         | Focusing on regeneration areas and economic growth corridors/areas |
| <b>P3</b>         | Improving Design of New Development                                |
| <b>DM1</b>        | General Development Requirements                                   |
| <b>T2</b>         | Improving Accessibility                                            |
| <b>Appendix 5</b> | 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 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape

Paragraph 5.16 states "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". Paragraph 5.17 of the SPD (2016) sets out guidance for dormer extensions to which the following principles are relevant;

- (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;
- (iii) 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;

It should be noted the dwellings constructed within this estate are built with a steep angled roof pitch which would be greater than that found locally, partially a means to give the estate its own distinctive appeal by utilizing dramatic roof forms which breaks from the character in the surrounding area. Therefore it is considered although the dormers would follow much of the design principles outlined in the SPD and be subservient to the host dwelling, the proposal would fail to comply with the above principle to which a flat roof would be of an incongruous addition in respect to the current roof design of the host dwelling which would give heavy weight to the outcome of the application.

The estate has a consistent aesthetic which is expressed through three different housing types. With regards to this proposal to which a large front facing gable is prominent along the Boundary Street highway, it should be noted dormers are not present, nor in the rest of the estate. It is assumed the proposed dormer additions to the dwelling would appear out of character and not visually respect the built form and appearance of the surrounding builds.

The materials of the dormer would follow that from the existing finished in red brickwork to match the first floor of the dwelling (first floor constructed in white brickwork) and the roof constructed with mid-/dark grey fibre concrete tiles. Fenestration on the dormer and the proposed insertion of windows to the front and rear elevations would be double glazed framed in light/ mid-grey UPVC to match that on the existing.

Dwellings built within the estate, including those sited along the Boundary Street highway, to which the application property is situated, host a strong and sharp building line and are heavily uniform in appearance. Although the dormers are not proposed to exceed this building line, it is noted both dormers would be highly visible and over prominent to the host dwelling from the highway and public vantage points.

Overall, the dormers would constitute poorly designed additions to an otherwise distinctly created and attractive dwelling and would significantly undermine the existing character and built form of the dwelling house and wider estate. The proposal would not contribute positively to the regenerated landscape and would not be built sympathetic to local character and design scope.

In view of the above assessment, the design of the proposal is therefore unacceptable and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Amenity: DM1 and SPD**

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

It is not thought the insertion of a window to the rear elevation within the gable roof pitch would pose any significant harm to occupiers to the rear and sides of the host property as a result of existing fenestration currently in place.

With regards to occupier amenity it is noted each room would host a window, although smaller than the ones on the original house, would gain a sufficient amount of light due to the positioning of the house. The new openings on the existing dwelling would host the three additional dormer bedrooms.

The Nationally Designed Space Standards (NDSS) is a technical standards document produced to ensure internal space within new dwellings is suitable for applications across all tenures. It should be noted the NDSS only provides standards for up to 6 bedroom dwellings whereas the development proposals would increase the dwelling from a 4-bed to a 7-bed. Proposed plans indicate an internal floor space of 564m<sup>2</sup> which is assumed to exceed minimum standards if the NDSS extended requirements up to a 7-bed dwelling.

**Highways and Parking:** DM1 and T2, Appendix 5

Aforementioned above, the development proposes to significantly increase the capacity of the dwelling from a 4-bed to a 7-bed household. Appendix 5 of the Rochdale Core Strategy regarding the Schedule of parking standards would require 2 spaces per dwelling for a 2+ bedroomed house outside of the town center. The proposed parking arrangements would remain unchanged post-development. Given the dwelling currently hosts two designated car parking spaces to the side of the dwelling, the proposal would therefore be acceptable in accordance with policies DM1, T2 and Appendix 5 of the Core Strategy.

**Recommendation: Refuse**

1. The proposed development would significantly undermine and negatively impact the character of the dwellinghouse and fail to display a high quality standard of design. The dormer extensions and front window would appear incongruous to the distinctive appeal and pose significant harm to the surrounding uniformity of the dwellings along Boundary Street. The proposed development therefore fails to display a high standard of design and is contrary to policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

**Article 35 Statement**

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Notes for Applicant:

For the avoidance of doubt, this decision relates to the following plans:

- LOCATION PLAN
- 1978/1 EXISTING ELEVATIONS, FLOOR PLAN AND SITE PLAN

- 1978/2 PROPOSED FLOOR PLANS
- 1978/3 PROPOSED ELEVATIONS AND SITE PLAN

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 16.02.23    | Signed: CP     |
| <b>Authorisation</b>    | 23.02.23    | Signed: AT     |

Report Author Chelsea Petrillo