

APPLICATION NUMBER: 24/00094/HOUS

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Location:	62 Cheltenham Road Middleton M24 1HG
Proposal:	Single storey rear extension with pitched roof and 1 no. roof light. The addition of front and rear dormer extensions. Single storey front porch extension with pitched roof and render to match existing and alterations to fenestration on the front and east side elevations
Applicant:	DDA Projects Ltd
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	No
	Contrary to previous decision?	No
	Called in or Planning Panel objection?	No

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	No

CONDITIONS	Pre-commencement conditions proposed?	No
	Pre-commencement conditions agreed (or notification period expired)?	No

Location

The application relates to 62 Cheltenham Road, Rochdale; a semi-detached bungalow in a residential suburb of Middleton. Cheltenham Road comprises bungalows of a similar design and material palette, although many have had dormer and first-floor extensions. The street scene is deliberately planned and includes large driveways and open views of the surroundings.

No. 62 faces north, overlooking the highway and facing no. 59 and no. 61 Cheltenham Road. It is adjoined by 60 Cheltenham Road to the west, and flanked by no. 64 to the east. The rear boundary of the curtilage faces south, bordering the rear gardens of 94 and 96 Warwick Road.

Description of Proposal

Permission is sought for front and rear flat roofed dormer extensions, including 3 windows and finished using light grey UPVC cladding. The front dormer measures approx. 8.2m in width, 1.9m in height, and 2.8m in depth. The front dormer would be set back approx. 1.7m from the eaves line of the host property and 10cm above the ridge height. The rear dormer would also sit above the ridge height to meet the front dormer, whilst it would be set back approx. 30cm from the eaves line of the host property. The rear dormer would measure approx. 8.1m in width, 2.7m in height, and 4m in depth.

Permission is also sought for a single-storey rear extension to be built from matching red brick and to include a pitched roof, large bi-folding doors and two skylights. The extension would measure approx. 5.6m in width and 2.5m in depth. The height to eaves measures approx. 2.5m and the ridge height approx. 3.9m.

The proposal also includes a white rendered front porch with a hipped roof, brick plinth course, and a UPVC front door. The porch measures approx. 3m in width, 1.5m in depth, 2.5m in height to eaves, and 3.3m in maximum height.

Relevant History

None

Township/Member comments

Consultee responses

Highways 12/02/2024:

The development as proposed retains its off-street parking. We expect no additional traffic as a result of this proposal and hold no objections.

Representations

Letters of notification were sent to surrounding properties 14/02/2024 - no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 – Sustainable Places

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 requested to amend the

Assessment

Design: DM1 and P3

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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, paragraphs 131 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes onto state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change. Paragraph 139 states that development that is not well designed should be refused.

Permission is sought for a front and rear dormer extension, a front porch, and a single-storey rear extension. The application site is a semi-detached bungalow. The combined elements of the proposal result in a building which is inherently different in form and scale to the existing dwelling, and would not be considered subservient. However, along Cheltenham Road there are numerous examples of dormer extensions, first floor extensions, and porches. A principle for development has therefore been established and the street scene continues to develop beyond the previous homogeneity of single-storey bungalows.

Paragraph 5.16 of the SPD states that 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. The SPD generally seeks to restrict front dormer extensions as a result of their negative impact on the street

scene. However, considering the numerous examples of front dormers along Cheltenham Road and beyond, there development can be considered acceptable.

Notwithstanding, paragraph 5.17 includes the following principles with which the proposed front and rear dormers do not comply:

- they should not exceed the height of the ridge and where possible;
- flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;
- the materials used in the construction of dormers should match those of the existing roof.

The proposed dormers use UPVC cladding; sit just above the ridge line of the host dwelling; and include flat roofs. However, the design and layout correspond with the front dormer extension on the adjoining property, no. 60, thus promoting symmetry between the two properties. Additionally, there are multiple dormers using UPVC cladding and flat roofs along Cheltenham Road, including at no. 63, no. 53 and no. 43, ensuring that the character of the area would not be undermined. Lastly, the proposed dormer windows are well proportioned and line up vertically with the existing ground floor windows.

Whilst the SPD does not have any specific guidance regarding front porch extensions, they are visually prominent and can harm the character of the building and the area if not carefully designed. The established presence of porches along Cheltenham Road of a similar form and scale, the use of matching materials and a hipped roof form and use of glazing to break up the render and contributes to a satisfactory design which would not be harmful to the character and appearance of the host dwelling and wider street scene.

Regarding, the rear extension, this follows a modest and uniform design with an appropriate roof form, acceptable fenestration, and matching external materials.

Overall, whilst the design is not entirely compliant with the technicalities of the SPD, it resembles the development which has occurred along Cheltenham Road in terms of its type, form, layout, and materials and is therefore in respect of its context. Furthermore, it is sympathetic to the host dwelling and the adjoining property, ensuring it appears uniform and well-integrated.

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

CS Policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. PfE Policy JP-P1 requires new development to offer a high level of amenity and address micro-climate issues such as sunlight and shade (*inter alia*). Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

There would be a separation distance of 27m from the front dormer windows and no.61 Cheltenham Road, and 29m from the rear dormer windows and 96 Warwick Road. As such, the proposal complies with the space standards set out in paragraph 4.1 of the SPD and would not cause a significant loss of privacy or light.

The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

In light of the above assessment, 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

The proposed development would have a minimal impact on the current parking arrangements, and the site would retain one off street parking space, as per the residential car parking standards (5m X 2.5m). 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. This permission relates to the following plans:

- Proposed site plan: 23034-1008-D
- Proposed elevations: 23034-1012-D
- Proposed ground floor plan: 23034-1009-D
- Proposed first floor plan: 23034-1010-D
- Proposed roof plan: 23034-1011-C

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 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	20/03/2024	Signed: Hamish Rigg
Authorisation	26/04/2024	Signed: Ryan Killeen

Report Author Hamish Rigg