

APPLICATION NUMBER: 24/01237/HOUS

Application Number:	24/01237/HOUS
Location:	75 Mitchell Street Rochdale OL12 6SH
Proposal:	Front and rear dormer extensions to facilitate loft conversion and the insertion of a new window to the side elevation
Applicant:	Mr Ahmer
Case Officer:	Hamish Rigg
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. 75 Mitchell Street; a two-storey terraced property on the outskirts of Rochdale Town Centre. Mitchell Street and the surrounding streets comprise linear red brick terraced houses in an urban setting. The wider area has a mixed land use, including industrial and commercial, but the immediate vicinity is residential.

No.75 faces east, fronting the pavement and overlooking the public highway. It adjoins no. 77 to the north, and the adjacent building to the south is Jamia Heddaria Mosque (formerly United Reform Church), which is identified as a non-designated heritage asset.

Description of Proposal

Permission is sought for the erection of a front and rear dormer extension, comprising a flat roof, a single front window, and two rear windows. Proposed materials include anthracite grey horizontal cladding.

The dormers would measure 4.4m (width) X 4.5m (depth) X 2m (height).

Relevant History
82/D13994 – Approved

Single-storey rear extension

Township/Member comments

None

Consultee responses

Not applicable

Representations

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

Dormer width reduced

Assessment

Design and heritage: DM1, P2 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

In addition, Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

In view of the above, SPD recognises that dormer extensions can be visually prominent, particularly when seen from the public highway, and it is therefore important that they are carefully designed. Due to the application property's position at the end of the terrace, both dormer would be visible from the public highway when looking northwards.

Paragraphs 5.17 and 5.18 establish principles for dormer extensions to ensure that they are well-designed. In most cases, dormer extensions of such scale and prominence as the proposed would not be deemed acceptable. In general planning permission would not be granted for front dormer extensions, flat roof dormers, and dormers which occupy a disproportionate amount of roof space. However, paragraph 5.18 states that there may be circumstances that justify the relaxation of the guidelines for dormer extensions, including an existing precedence for the proposed development. There are numerous examples within the vicinity of disproportionate front and rear dormer extensions with flat roofs, including the adjoining property, no. 77, as well as nos. 66, 68, and 72. Therefore, whilst dormer extensions can appear incongruous, the proposed development would correspond with the character of the area, in turn appearing less conspicuous.

Whilst the dormers would be visually prominent, to ensure that they appear relatively subservient, they have been set in from the party walls, set back from the eaves line, and set below the ridge height.

The proposal is therefore acceptable in accordance with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy 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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

Owing to their siting and scale, it is considered that the proposed dormers would not adversely affect the amenity of neighbouring occupants. Furthermore, whilst the proposed dormer windows would serve habitable rooms, their impact on the privacy of neighbouring occupants and future residents would be in keeping with the existing levels of privacy experienced in the area.

Overall, 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 plans:

- Proposed elevations: sheet 6
- Proposed floor plans: sheet 5
- Location plan: sheet 1
- Roof plan: sheet 3
- Existing/ proposed site plan: sheet 7

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	11/02/2025	Signed: Hamish Rigg
Authorisation	17/02/2025	Signed: RK

Report Author Hamish Rigg