Application Number:	18/01382/HOUS
Location:	57 Park Road Rochdale OL12 9BJ
Proposal:	Enlargement of roof from hip to gable to incorporate new dormer extension to rear
Applicant:	Mr Saghir
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

The application relates to 57 Park Road, a two storey end-terrace dwelling in Central Rochdale. The dwelling adjoined to 59 Park Road to the north and is also adjacent to 55 Park Road to the south. The front elevation of the dwelling stands opposite 88-92 Park Road and the rear boundary of the site backs on to Hey Brook.

Description of Proposal

The application proposes the conversion of the stepped hipped roof to double pitched roof with gable ends together with a flat roof rear dormer extension.

Relevant History

08/D51235 – Two Storey and first floor side extension to dwelling – Refuse – October 2008.

08/D51448 – Two storey side extension – Grant STC – December 2008.

Representations

Letters of notification were sent out to all surrounding dwellings and one objection has been received stating:

- The development appears to be on the boundary of the property wrapping around a shared brick flue stack, when completing the erection of the dormer this would entail encroaching onto the boundary and roof area of 59 Park Road and could lead to water ingress on this property from the modifications on the current plan diagrams.

Officer response: The encroachment for construction and potential for water ingress are not planning matters and are the subject of separate legislation in the Party Wall Act.

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

None Applicable

Assessment

Design: DM1 and P3

The application proposes the construction of a rear dormer. The SPD has specific guidance for the design of rear dormer extensions. The SPD states that rear dormers should be modest in size and not occupy a disproportionately large portion of the roof. The SPD also states that dormer extensions should, amongst other things, be set back from the eaves line and set in from the party/side walls of the house. The proposed dormer would be designed with a flat roof, set below the ridge and away from the eaves line. The dormer would be set away from the side wall of the property but would be against the party wall with 59 Park Road. As such the proposed rear dormer would not strictly accord with the guidance of the SPD, however as there are examples of similarly designed dormers in the nearby vicinity, it is considered that this dormer would be acceptable in this particular instance.

The application also proposes the conversion of the hipped roof of the original dwelling with the previously extended two storey side extension. This would result in a stepped roof formation that would be highly conspicuous in an area dominated by hipped roof formations. As such it is considered that the proposed hip to gable conversion would fail to respect the character and appearance of the original dwelling, the terraced row and the wider street scene. Therefore, it is considered that the design of the proposal would be unacceptable and would be contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed rear dormer would include windows facing towards the rear of the site, however there are no properties directly to the rear of the property which would be affected by these windows.

In addition, the proposed hip to gable conversion would result in an increase of massing in a close proximity to the first floor side window of 55 Park Road. However as this is not a habitable room window, it is not considered that this would have a significant impact upon the living conditions of 55 Park Road.

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: Refuse

1. The proposed hip to gable conversion would represent an incongruous form of development which would result in a significant and detrimental impact upon character and appearance of the original dwelling and the surrounding area. As such, the proposal would fail to comply with policies DM1 and P3 of the Rochdale Core Strategy, the 'Guidelines and Standards for Residential Development SPD' and the relevant sections of the NPPF.

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.

INFORMATIVE

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

- Location Plan
- Existing and Proposed Block Plans – 18.18792.3
- Existing Details – 18.1892.1B
- Proposed Details – 18.1892.2E

	Date	**Officer**
Report Completed	26.02.2019	Signed: NH
Authorisation	20.03.2019	Signed: DR

Report Author Neil Harkin