

Application Number:	23/00315/HOUS
Location:	27-29 Lake Bank Littleborough Rochdale OL15 0DQ
Proposal:	Rear dormers extension, single storey rear extension, increase in ridge height, insertion of new window to north-east side elevation and alteration to rear fenestration following demolition of existing single storey rear extension
Applicant:	Mr John Howarth
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 27-29 Lake Bank, Littleborough; a pair of adjoining two-storey, semi-detached properties. Lake Bank comprises a series of shops, cafes and restaurants which overlook Hollingworth Lake. The wider area is largely residential, with predominantly semi-detached houses, large gardens and leafy suburbs. Along Lake Bank, there isn't a uniform building type, however there is a clear effort to use traditional York Stone or Red Brick to protect the character of the area.

The property faces south-east, overlooking the highway and a car park on the shores of Hollingworth Lake. The adjacent property to the south-west is 25 Lake Bank, the 'Olive and Pickle' Caf  -restaurant. The adjacent property to the north-east is 31 Lake Bank, another restaurant – 'Lake Lounge'. The rear boundary of the curtilage borders a private car park use for customers of the neighbouring restaurants.

Description of Proposal

Permission is sought for the erection of two dormers to the rear, two skylights to the front and rear, and a single storey rear extension.

The proposed dormers use existing grey tiles to match the existing roof and include dark grey UPVC windows. Both have a pitched roof. They measure 2.8m in width, 1.8m in maximum height, and 3.4m in depth. The dormers are set in from the party walls of the house, set back from the eaves line and do not exceed the ridge height.

The single-storey rear extension measures 9.7m in width, 3.6m in maximum roof height, 2.4m in height to eaves, and 3.3m in depth. It uses red brick and grey slate roof tiles to match the existing materials of the house. Included are 4 evenly-spaced skylights and two sets of bi-folding doors.

Additional alterations to the fenestration include the 4 evenly spaced single windows on the first floor rear elevation to replace the existing two windows.

Lastly, the roof ridge line will be relined from 25 degrees to 30 degrees, increasing the height by approx. 6cm.

Relevant History

22/01090/FUL: Change of use of ground floor to use class E and B (retail).
Application withdrawn

22/01090/FUL: Change of use of ground floor to use class E and B (retail).
Application refused

Township/Member comments

None

Consultee responses

Highways And Engineering
Not applicable

Env Health - Noise/Odours
Not applicable

Representations

Surrounding neighbours were sent letters of notification on 17/05/2023.

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

- ☐ Policies P1, P3 and DM3 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 126 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 130 goes on to 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 134 states that development that is not well designed should be refused.
- ☐ Regarding dormers, the SPD sets out specific principles (below) under paragraph 5.17 to ensure that they are carefully designed. Considering the guidelines below, the proposed dormers comply and are therefore appropriately designed. They are set in from the party walls, above the eaves lines, and below the height of the ridge line, thus they are well proportioned and do not appear overbearing. Additionally, the pitched roof and matching materials are sympathetic to the character of the existing and surrounding properties. Overall the dormers follow a high quality design which does not dominate or visually detract from the host property. Their uniform design and modest scale enhance the architectural character of the property and can be considered a visual asset.
- ☐ The following principles will apply to dormer extensions:
 - (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;

- (iv) 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;
- (v) Dormers which wrap around the side ridges of a hipped roof are not acceptable;
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;
- (vii) The materials used in the construction of dormers should match those of the existing roof; and
- (viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.

- ☐ The single-storey rear extension also constitutes a modest and high quality design. The use of materials which match the host property ensures that the extension is well-integrated. The scale of the extension is not overbearing, especially as it complies with the maximum standard of a 4m projection set out under paragraph 5.6 of the SPD.
- ☐ When considered in combination, the rear dormers, alteration to fenestration and proposed rear extension contribute towards a rear elevation which reads well. It comprises a complementary symmetrical design, yet includes some architectural visual interest with the pitched-roof dormers and exposed window lintels.
- ☐ The proposed skylights on the front roof are also considered acceptable due to their simple design and layout, particularly as they aren't visually prominent from surrounding vantage points.

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

- ☐ 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.
- ☐ In terms of the single-storey rear extension, the SPD sets out guidance under paragraphs 5.5, 5.6 and 5.7 to ensure that they don't "result in an undue loss of light or privacy for neighbouring occupiers". For detached properties, the following maximum standards applies to single-storey rear extensions: a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling. The rear extension projects approx. 4m in depth and therefore complies. Its modest scale size will not be visually

overbearing or result in any significant overshadowing, although it is recognized that all developments create some overshadowing.

- ② Regarding the dormers, they too will not have a detrimental impact on the amenity of neighbouring occupants. In terms of privacy there is a significant distance between the dormers and any properties they overlook to the rear, thus having little impact on privacy. Additionally their modest size will prevent significant overshadowing or visual intrusion.
- ② The additional and altered fenestration will not change the impact on amenity towards any neighbouring properties. The only difference will be an improvement to occupants of the applicant property due to increased exposure to sunlight.
- ② 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

- ② 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 Side Gable Elevation: DR-P2 -1026 - 12 REV B
Proposed Side Gable Elevation: DR-P2 -1026 - 13 REV B
Proposed Front Elevation: DR-P2-1026 - 10 REV B
Proposed Rear Elevation: DR-P2 -1026 - 11 REV C
Proposed Section: DR-P2 -1026 - 14 REV B
Existing and Proposed Street Scene: DR-P2-1026 - 15 REV B
Proposed Second Floor Plan: DR-P2 -1026 - 06 REV B
Site Block Plan: DR-P2 -1026 - 02 REV A
Proposed Ground Floor Plan: DR-P2 -1026 - 04 REV A
Proposed First Floor Plan: DR-P2 -1026 - 05 REV B

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	07/08/2023	Signed: Hamish Rigg
Authorisation	08/08/2023	Signed: Ryan Killeen

Report Author Hamish Rigg