Application Number:	19/00184/HOUS
Location:	7 Broad Street Middleton M24 4PQ
Proposal:	Single storey rear extension following demolition of existing outrigger, rear dormer extension, changes to rear fenestration detailing, blocking up of existing windows in side elevation and new front roof light - Part Retrospective
Applicant:	Mr Hughes
Case Officer:	Michael Atkinson-Smith
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)?	**N/A**

Location

The application related to an end terrace dwelling attached to No. 9 Broad Street to the north. No. 5 Broad Street stands to the south separated by a yard area. An area of undesignated open space lies to the rear which is backed on to by Nos. 7-29 Broad Street and Nos. 19-29 Yates Street. Nos. 12 and 14 Broad Street stand directly facing to the front. An un-adopted vehicle access route off Chapel Street terminates close to the rear boundary.

Description of Proposal

The application seeks planning permission for the following works:

- Demolition of existing outrigger and erection of a single storey rear extension spanning the full width of the dwelling with a 2.9m projection from the existing rear elevation. The extension would be constructed with brickwork and be formed with a lean to roof finished with concrete tiles;
- Erection of a rear dormer extension finished with a flat felt roof and hanging tile finish;
- Reduction in base height of existing first floor rear windows;
- Closure of existing structural openings in the side elevation.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering - We have no objections to this proposal. It is unlikely to impact upon the surrounding highway.

Representations

Letters of notification were sent to surrounding neighbours and a site notice posted in the vicinity. No representations have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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):
Guidelines and Standards for Residential Development (2016).

Amendments

An amendment has been secured to result in the use of slate grey concrete hanging tiles for the dormer finish to improve the design and visual appearance of the proposed dormer.

Assessment

Design: DM1 and P3

- The proposed single storey rear extension would be of a standard form and would be a proportionate and acceptably designed addition to the host dwelling. The use of brickwork in its construction is acceptable.
- The proposed rear dormer would be large and cover the majority of the rear roof plane. Generally such a form of development would be restricted as per the guidelines contained within the SPD but it is noted that a similar dormer exists on the opposite end terrace dwelling in the row and the despite the relatively open aspect to the rear of the dwelling, the dormer would not be

dominant in the street scene or result in a significantly negative impact on the character and appearance of the area.

- To further reduce the overall visual impact of the dormer and ensure a satisfactory standard of design in compliance with the SPD, an amendment has been secured to the proposed cladding material to result in the application of Slate Grey Forticrete plain hanging roof tiles as the finishing material. This would be dark in appearance and complimentary to the slate colour roof covering and would thus be more appropriate visually than the existing dormer in this row. The windows on the rear dormer would face and largely align with those below which is acceptable.
- The changes to the base height of the first floor windows in the rear elevation to accommodate the roof of the will result in a satisfactory standard of visual appearance.
- The closure of windows in the side elevation will not materially alter the appearance of the dwellinghouse and is considered to be acceptable.
- The installation of a roof light in the forward roof plane will not adversely affect the appearance of the dwelling or the street scene.
- 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 proposed roof light in the forward roof plane would be 1.2m above the internal finished floor level thus allowing a degree of outlook for the occupiers of the dwelling. However, at 24 m to the facing dwellings at Nos. 12-14 Broad Street the impact on these properties would be acceptable an in accordance with the SPD.
- There are no directly facing dwellings to the rear that could be affected in respect of overlooking or loss of privacy as a result of the proposed dormer.
- The rear elevation of the proposed single storey rear extension would align with that of the adjoined dwelling at No. 9 Broad Street and would therefore accord with the projection rule as outlined in the SPD.
- No. 5 Broad Street, by virtue of the separation of the intervening yard/garden area would not be unduly affected in respect of residential amenity.
- Therefore the proposals would not unduly impact on the amenity of the occupants of neighbouring properties and the application accords with Core Strategy policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would result in three bedroomed dwelling with no dedicated parking provision but this is not uncommon in the area and the potential impact of any additional on-street parking as a result would be limited. The Council's Highways Officer has raised no objections to the proposals. The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 and the NPPF.

Recommendation:

Grant subject to the following conditions:

1. The development must be begun no 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:-

- 18/1204/100 – Location Plan
- 18/1204/101 – Existing Plans
- 18/1204/200 – Proposed Site Plan
- 18/1204/201 – Proposed Floor Plans
- 18/1187/202 – Proposed Elevations

and the development shall be carried out in complete 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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. With the exception of the rear dormer, 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.

4. The rear dormer shall be finished with hanging 'Forticrete plain roof tiles' in colour 'Slate Grey' as detailed in the submitted '2152-12 Plain tiles brochure'.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	15.04.19	Signed: M. Atkinson-Smith
Authorisation	15.04.19	Signed: DR

Report Author Michael Atkinson-Smith