

Application Number:	24/00543/HOUS
Location:	11 Piethorne Close, Newhey, OL16 3RH
Proposal:	Front dormer extension and enlargement of existing rear dormer. Single storey rear extension to replace existing porch with alterations to fenestration on the front and side elevations
Applicant:	Mr Dario Padron
Case Officer:	Sam Yuen
DETERMINATION DATE 07.08.2024	EXT OF TIME
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. 11 Piethorne Close, a semi-detached bungalow located in a residential estate in Newhey. The dwelling is sited at the end of the cul-de-sac and is adjoined by no. 12 Piethorne Close to the south-west, adjacent to no. 10 Piethorne Close to the north-east, and faces the highway to the north-west. The rear curtilage boundary backs onto allotment gardens to the south-east. The property benefits from a detached single garage to the rear curtilage.

Description of Proposal

Planning permission is sought for a number of enlargements to the host dwelling:

- Construction of a front flat roof dormer which as amended, measures 3.94m in length, 2.07m in height and 3.34m in depth.

- ☐ Extension of the existing rear flat roof dormer which measures 5.38m in length, 1.99m in height and 4.68m in depth.
- ☐ Construction of a single-storey rear extension which projects 3.15m from the rear elevation of the dwelling, following the demolition of the existing rear extension. It is characterised by a catslide roof which joins the existing rear roof and proposed rear dormer extension with a ridge height of 4.48m and a height to eaves of 2.61m.
- ☐ Alterations of fenestration on the front and side elevation.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

78/D06906 - Loft Conversion To Dormer Bedroom Extension & Bathroom - Grant

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following concerns:

- ☐ The proposed development would add further weight to the property and would be at risk from subsidence, affecting the stability of the adjoining property.

Officer's Comment:

- ☐ In the event of subsidence to the application site, any disturbance/damages to the adjoining properties would constitute civil disputes which falls outside the remit of the Local Planning Authority.

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:

Policy 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

Amended plans were submitted during the determination period to extend the width of the proposed front dormer. Following design and amenity concerns, the applicant has also agreed to alter the previously proposed render application to matching brickwork, and to reduce the proposed rear extension by 0.42m.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policy DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposal seeks to enlarge the host dwelling through the addition of a front flat roof dormer and the extension of the existing rear dormer. Section 5.16 of the SPD notes *“dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited. Dormers to the front*

elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.” Section 5.17 expands on this with the following principles:

- (i) “They should not exceed the height of the ridge and where possible, should be sited below the ridge line of 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 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.”*

- ② The surrounding street scene is characterised by semi-detached bungalows of redbrick construction. A number of dwellings comprises front and rear flat roof dormer extensions, in particular nos. 7, 13 and 17, which feature flat roof dormers to the front roof slope. The remaining dormer extensions do not have any associated planning history but appear to have been extant in excess of 18 years. Given this site context, it is considered the proposed front dormer would not result in adverse harm to the character and appearance of the street scene and would be acceptable in principle in this location.
- ② Despite its prominence on the street scene, the proposed front dormer is modestly-sized, marginally set down from the ridge line, and sufficiently set away from the side walls and eaves. The use of a flat roof form would not detract from the established appearance of flat roof dormers in the vicinity. It would also be constructed in matching concrete tiles.
- ② The proposed rear dormer extension comprises a further rearward projection of 1.56m, but would retain the roof form, siting and length of the existing. Notwithstanding its additional volume, the rear dormer would not be materially larger than the full-width rear flat roof dormers of nos. 10, 13 and 14. The existing white uPVC cladding would also be replaced with matching roof tiles.
- ② Taken as a whole, the proposed dormer extensions would comply with all points of Section 5.17 and would be acceptable.
- ② The proposed rear extension is of a single storey form which would appear subservient to the host dwelling. The proposed extension roof is of a lower roof pitch to the host dwelling and would join the host dwelling roof to form a catslide roof. Notwithstanding the irregular design, this feature is predominantly sited to the rear and would not be readily visible from public

vantage points. As such, the development is not considered to inflict undue visual harm to the street scene and would be acceptable on balance.

- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ The proposed dormer extensions do not directly face any properties. The proposed rear dormer would also be sited in excess of 60m from the closest directly-facing curtilage boundary. As such, no concerns are had with the amenity impacts of the proposed dormers.
- ☐ Taking into account of Section 5.6 and 5.7, the proposed single-storey rear extension complies with the space requirements of the SPD and is not considered to result in significant amenity impacts to the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the existing provision of off-street parking spaces to the front driveway for the host property. 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. The permission relates to the following plans:

- ☐ Location Plan – Drawing No. 01 received 05/06/2024
- ☐ Existing Site Plan – Drawing No. 02 received 05/06/2024
- ☐ Proposed Site Plan – Drawing No. 05 Rev. A received 02/08/2024
- ☐ Existing Floor Plans – Drawing No. 03 received 05/06/2024
- ☐ Existing Elevations – Drawing No. 04 received 05/06/2024
- ☐ Proposed Ground Floor Plan – Drawing No. 06 Rev. A received 02/08/2024
- ☐ Proposed First Floor Plan – Drawing No. 07 Rev. B received 02/08/2024
- ☐ Proposed Elevations – Drawing No. 08 Rev. B received 02/08/2024
- ☐ Proposed Section Plan – Drawing No. 09 Rev. A received 02/08/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the landing and bathroom windows on the north-east facing side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 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	05/08/2024	Signed: SY
Authorisation	07/08/2024	Signed: RK

Report Author Sam Yuen