APPLICATION NUMBER: 19/00367/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00367/HOUS	Mubeen Patel	14 June 2019

Address: 21 Keswick Street Rochdale OL11 3AG

Proposal: Front and rear dormer extensions

PUBLICITY	**Weekly list expired?**	Y	**Site notice expired?**	Y
	Neighbour letters expired?	Y	**Press Notice expired?**	N/a

DELEGATION	**Significant departure from local plan?**	N	**Contrary to national policy?**	N
	Applicant a Council Member or officer?	N	**Contrary to previous decision?**	N
	Major with 10 or more objections and recommending approval?	N	**Called in or Planning Panel objection?**	N

COMMENTS	**Planning Panel comments received?**	N/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N/a

RECOMMENDATION	REFUSE

CHECKED AND SIGNED OFF BY: AT **DATE: 20.06.2019**

Location

The application relates to a two storey red brick mid terrace residential dwelling positioned on Keswick Street in Rochdale. Parking is provided on street with private amenity space located to the rear. The property is positioned in a residential area

amongst other similar terraced dwellings; a new residential estate is located to the west with Castleton Library located to the east.

Description of Proposal

The application proposes the construction of front and rear dormer extensions. Both the front and rear dormers would include a flat roof construction which would match the ridge height of the original dwelling. The proposed dormers would have a length of 3.5m with a width of 4.2m and height of 2.2m. The dormers would have a slate hung finish to the front and cheeks.

Relevant History

77/D05110 – Garage / workshop – Grant – June 1977

Consultee responses

- Not applicable.

Representations

Letters of notification were sent out to surrounding neighbours and a site notice was displayed. No representations have been received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Local

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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Assessment

Design

Policies DM1 and P3 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that

they are of high quality design and take the opportunity to enhance the quality of the area.

Paragraph 5.16 of the SPD states that dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important that 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.

Paragraph 5.17 of the SPD states that 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.

Paragraph 130 of the NPPF states:

> *"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."*

There are a number of large terrace blocks and houses in the vicinity of the application site which contribute positively towards the overall character of the area. There are currently no front dormer extensions which exist in the surrounding area whilst the only dormer extension to the rear is at number 27 Keswick Street constructed under Permitted Development Rights. An application for front and rear dormers at No.27 Keswick Street was refused by the Council in 2007 (07/D49583) by reason of their design and the negative impact they would have on the appearance and character of the area.

Given that this terrace block and neighbouring terraces remain free from front dormers, the proposed break in the roof plane by the insertion of a large flat roofed dormer would appear incongruous, prominent and visually intrusive. The Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) specifically restricts front dormers in most cases due to their negative impact on the street scene.

Whilst a rear dormer extension does exist in the area, in this particular location it is considered that the presence of other, unsympathetic large flat roofed dormers does not justify allowing another one. As a result the proposed rear dormer is considered unacceptable. The rear dormer would also constitute a large amount of slate on its rear facing elevation given the lack of openings which would appear at odds and incongruous in appearance within the street.

Furthermore, both the proposed front and rear dormers would not accord with the guidelines for dormers set by the SPD as they are designed with flat roofs and are not sufficiently set up from the eaves line. In addition the dormer would be set in 0.1m from the sides which is not considered to be sufficient. As a result the proposed dormers would have an inappropriate design and would occupy a disproportionate amount of roof space.

The design of the proposal is therefore unacceptable and contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Councils adopted Core Strategy requires all development proposals, including extensions and alterations, to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

The outlook from the front dormer would be down on to Keswick Street and Knoll Street opposite, there are no directly facing dwellings to the front. Open space is provided to the rear with sufficing distance retained between dwellings. The dormers would not therefore result in overshadowing or having an overbearing impact on any neighbouring occupiers.

In light of the above assessment, the proposal is not considered to unduly impact on the amenity of the occupants of neighbouring properties through loos of outlook, overshadowing, loss of privacy or overbearing impact and therefore accords with the relevant parts of Policy DM1 of the adopted Core Strategy and the requirements of the National Planning Policy Framework.

Recommendation: Refuse

1. The proposed dormer extensions would introduce intrusive additions into the roof planes and would spoil the relatively uniform roofscape of the surrounding area owing to a general absence of dormer extensions to surrounding properties. The front dormer extension would be inappropriate in its context and, by virtue of its scale, massing and prominent position when viewed from public vantage points, would have a detrimental impact on the character and appearance of the street scene. The proposed rear dormer would have an inappropriate design and would occupy a disproportionate amount of roof space. The proposed development fails to improve the character and quality of the area and is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Notes for applicant:

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

- Drawing No.K.S1
- Drawing No.K.S2

Procedure 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.

Notes for Applicant:

Report Author Mubeen Patel