APPLICATION NUMBER: 19/00294/HOUS

Application Number:	19/00294/HOUS
Location:	12 Armstrong Hurst Close Rochdale OL12 9XB
Proposal:	Extension of existing front dormer and rear dormers
Applicant:	Mr Karam Hussain
Case Officer:	Neil Harkin
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 relates to 12 Armstrong Hurst Close, a two storey attached dwelling in Smallbridge Firgrove. The dwelling has previously extended by the means of front and rear dormers. The dwelling is adjoined to 10 Armstrong Hurst Close to the north and also 14 Armstrong Hurst Close to the south. The front elevation of the dwelling stands opposite 15 Armstrong Hurst Close and the rear boundary of the site backs on to the side boundary of 1 Stonie Heyes Avenue.

Description of Proposal

The application proposes to extend the width of the existing front and rear dormers.

Relevant History

06/D48482 – Front and rear dormers and single storey rear extension – Grant STC – January 2007

14/00537/HOUS – New front porch – Grant STC – June 2014

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and 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): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

The proposed alterations to the front and rear dormers would maintain the existing flat roof form and would increase the width of the front dormer from 3.8m to 4.5m and the rear dormer from 3.9 to 5m. This increase in width would to a degree, result in the dormers appearing increasingly prominent within the streetscene. However given the number of dormers in the area with varying dimensions, it is considered that the relatively small increase in width would not result in an unacceptable impact upon the character and appearance of the surrounding area.

In addition to the increase in width, the application proposes the installation of a new window within both the front and rear dormers. These windows would of a sympathetic proportion the existing dwelling and would be in line with the existing first floor windows and as such would be considered acceptable.
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 application proposes the installation of an additional window within the front and rear dormers. These windows would share the same outlook from the existing dormer windows and would therefore not introduce any new significant privacy concerns to the surrounding neighbours.

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: 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:-

   - Location Plan
   - Existing Plans and Elevations – Rev 1
   - Proposed Plans and Elevations – Rev 1

   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, the saved Rochdale Unitary 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 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	05.06.2019	Signed: NH
Authorisation	06.06.2019	Signed: AT

Report Author Neil Harkin