APPLICATION NUMBER: 22/00399/HOUS

Application Number:	**22/00399/HOUS**
Location:	3 Park Hill, Rochdale, OL12 0HU
Proposal:	Two storey rear extension including front and rear dormer extensions
Applicant:	Mrs Raheela Parveen
Case Officer:	Nicole Helliwell
Recommendation:	**Refuse**

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.3 Park Hill, a two storey mid-terrace property located in Central Rochdale. The property faces north-west onto the highway, adjoining to no.1 Park Hill to the north-east and no.5 Park Hill to the south-west. The rear boundary of curtilage borders an alleyway. The property benefits from a small rear yard.

Description of Proposal

The application seeks planning permission for a two storey rear extension including a front and rear dormer extension. The proposed two storey extension would project approx. 2.34m from the rear elevation of the original build. It would feature a maximum height of approx. 7.7m and a height to eaves of approx. 5.8m. The proposed front and rear dormer extensions would have a length of approx. 4.86m, a height of approx. 1.97m, a depth of approx. 4m and an overall volume of approx. 19.15m^3.

Relevant History

Not Applicable.

Township/Member comments

Not Applicable.

Consultee responses

Not Applicable.

Representations

Letters of notification were sent to the neighbouring properties, no representations were received relating to the proposed development.

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

- Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

- The application relates to a two storey rear extension including a front and rear dormer extension. The proposed two storey extension would be constructed in materials to match the original build and the immediate street scene. The enlargement would incorporate a lean-to-roof in keeping with the existing two storey outrigger. It is also noted that the extension would appear proportionate to the host property and would feature a lower ridge line. It is therefore considered that the proposed development would have some form of subservience to the original build.

- Paragraph 5.17 (vii) of the SPD states that *"the materials used in the construction of dormers should match those of the existing roof."* The plans confirm that the proposed front and rear dormer extensions would be constructed in slate roof tiles. On this basis, it is considered that the material palette would respect the character and the appearance of the host dwelling and the wider street scene.

- 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. In addition, it states that front dormers will not normally be permitted and at paragraph 5.18 the SPD advises that it is accepted that there may be circumstances that justify a relaxation of these guidelines. In this instance, the front and rear dormer extensions would be set back from the eaves line, sited below the ridge line and centrally aligned to the host property. However, whilst both dormer extensions to some extent would comply with the SPD requirements, it is considered that the dormers would harmfully alter the character of the local area, given that the street scene is generally devoid of dormer extensions. It is noted that the front and rear dormers would have a disproportionate scale and would dominate the host property. The dormers would also appear incongruous and would be highly visible from public vantage points. On this basis, it is considered that the proposed development would have an unacceptable impact on the visual amenity of the host property and surrounding area.

Summary

- In view of the above assessment, the design of the proposal is therefore unacceptable and would not accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Overbearing and Overshadowing Impact and Privacy

- DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *"adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy."*

- Paragraph 5.17 (vii) of the SPD states that *"dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in section 4."* The proposed front dormer extension would measure approx. 9.73m to the opposing boundary of curtilage and approx. 26.2m to Rochdale Girls School. Although, the dormer would not accord with the 10.5m SPD standard, the separation distances to the front are significant and would minimise any harm to the adjacent property. Furthermore, the rear dormer extension would measure approx. 10.8m to the opposing boundary of curtilage and approx. 20.5m to the warehouse sited on Wellington Street. Whilst, the rear dormer extension would fall short of the 21m SPD requirement**,** it is taken into consideration that the warehouse does not contain any habitable rooms. On this basis, it is considered that the dormer would have an acceptable impact on the neighbouring property.

- Paragraph 5.9 of the SPD states that *"planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s)."* The proposed two storey rear extension would project approx. 2.28m from the two storey outrigger at no.1 Park Hill and would not surpass the 30 degree angle. Furthermore, the proposed enlargement would extend approx. 7.1m from the rear elevation of no.5 Park Hill and would project beyond the 30 degree line. However, given that the existing two storey outrigger at present does not accord with the SPD guidance, it is considered that there would be no additional harm to the neighbouring amenity over the existing.

- Paragraph 4.1 of the SPD requires *"21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of curtilage."* The proposed two storey rear extension would contain a new window at first floor level on the rear elevation. The plans confirm that the window would measure approx. 3m to the directly facing boundary of curtilage and approx. 12.6m to the opposing warehouse on Wellington Street. Although the extension would not comply with the SPD spatial standards, it is taken into account that the warehouse does not contain any habitable rooms. It is therefore considered that the new window would not result in any undue harm to the neighbouring property and on balance would be acceptable.

Occupier Amenity

- The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

Summary

- In view of the above assessment, 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

- The proposed development would not impact the existing provision of parking available at the property. It is therefore considered that the parking arrangements at the site would be acceptable and in accordance with policies T2 and DM1 of the Core Strategy.

Recommendation: Refuse for the following reason:

1. By virtue of their design and scale, the proposed front and rear dormer extensions would be incongruous additions to the host property. They would have a disproportionate scale and a prominence which would harmfully impact the appearance of the wider street scene. The proposed development therefore fails to comply with Policy DM1 of the Rochdale Core Strategy, the

Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

Article 35 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.

	Date	**Officer**
Report Completed	20/05/2022	Signed: NH
Authorisation	08/06/2022	Signed: JC

INFORMATIVE:

For the avoidance of doubt, this decision related to the following plans:

- Existing and Proposed Site Plan and Location Plan. DWG 1 OF 5 REV. 0
- Existing Floor Plans. DWG 2 OF 5 REV. 0
- Existing Elevations. DWG 3 OF 5 REV.0
- Proposed Floor Plans. DWG 4 OF 5 REV. B
- Proposed Elevations. DWG 5 OF 5 REV. 0

Report Author Nicole Helliwell