APPLICATION NUMBER: 20/01574/HOUS

Application Number:	20/01574/HOUS
Location:	32 Oswald Street Rochdale OL16 2LA
Proposal:	Front and rear dormers
Applicant:	Mr Nawns Khan
Case Officer:	Majid Mir
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 32 Oswald Street, a two storey mid-terraced property located in Rochdale. The property faces north east on the highway. On the opposite side of no. 32 is Denmark Street and the corner property of 25 Oswald Street. The property does not possess a front garden, and to the rear the property there is a small rear garden with a single rear extension taking up most of the floor space. To the rear, no. 32 faces open recreational fields.

Description of Proposal

The application seeks permission to construct and front and rear dormer.

Relevant History

01/D39194 Proposal: Single storey rear extension to dwelling.
Decision: Grant subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring properties and a site notice was placed in the vicinity. No representation has 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- Though the SPD does state that front dormers will not normally be permitted, the SPD in paragraph 5.18 continues to state that there may be circumstances that justify relaxation of these guidelines and that each application will be determined on its merits. It is noted that there are number of properties on Oswald Street and within the surrounding area that have front dormer extensions. It is considered that a front dormer would not be out of keeping for the area, and would considered acceptable in principle. It is therefore considered appropriate to for this rule to be relaxed.
- In regards to the rear dormer, section 5.17 offer the following principles that should apply in the determination of applications that include dormers:

  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.

- The proposed front dormer would be sufficiently set in from the eaves. The proposed rear dormer would also be set back from the eaves, but very minimally.
- The proposed dormer extensions would not adhere to point III. The proposed dormers would occupy a large portion of the roof plane and be set close to the party walls of the neighbouring properties. It is noted that the proposed rear dormer would be larger than the proposed front dormer. Overall, the size of the proposed dormers would not be too dissimilar to dormer extensions already found on neighbouring properties.
- The proposed dormers would have a flat roof, however, flat roof dormers are commonly found within the area. Therefore it would not be out of keeping in the area and is considered acceptable.
- Point VII is discussed in the amenity section of the report.
- On balance, 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

- Paragraph 4.1 of the SPD sets out minimum space standards. The proposed front dormer extension would house a new bedroom and would be approximately 12m from 25 Oswald Street. The proposed dormer would face the bedroom of the first floor of no. 25. It therefore would not adhere to the minimum space standards set out in the SPD.
- Paragraph 4.3 of the SPD states that exceptions to the minimum space standards may be acceptable in some circumstances and applications will be considered on their individual merits. It is noted that layout of the properties in the area are characterised by a high density terraced properties. It is also noted that the proposed dormer would be set back from the front elevation and therefore would not be closer to no. 25 than the host property. It is therefore considered that the general levels of privacy and amenity typical in the area would be retained the proposed dormer extension would not increase the loss of amenity faced by no.25 in comparison to the existing.
- There are no properties immediately to the rear of no. 32. It is considered that the proposed rear dormer extension would not unduly impact on the amenity of any of the neighbouring properties.

- All habitable rooms in the property would retain access to appropriate levels of light and outlook.
- On balance, 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 and proposed site plans
   - Sheet 1 - Existing elevations and plans
   - Sheet 2 – Proposed elevations and plans. Rev 1
   - Sheet 3 – Existing and proposed sections. 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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	08/02/2021	Signed: MM
Authorisation	12/02/2021	Signed: AT

Report Author Majid Mir