

APPLICATION NUMBER: 24/00925/HOUS

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Location:	29 Tyrone Drive Rochdale OL11 4BE
Proposal:	First floor side dormer extension
Applicant:	Kate and David Healey
Case Officer:	Hamish Rigg
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to 29 Tyrone Drive, a one and a half storey bungalow in Bamford, Rochdale. Tyrone Drive forms part of a residential estate comprising bungalows and converted bungalows of a similar design and material palette. The area is typically suburban, comprising quiet roads, vegetation, and medium density housing.

No. 29 faces north-east, overlooking its driveway and the adopted public highway. It is flanked by no. 27 to the south-east and no. 31 to the north-west. The rear boundary faces south-west bordering the rear gardens of nos. 27-39 Tyrone Drive.

Description of Proposal

Permission is sought for a side dormer extension, comprising a pitched roof, an obscurely glazed side window, and a rear window. Proposed materials include grey tiles, white UPVC cladding, and UPVC fenestration.

The dormer would measure 4.7m (length) X 2m (eaves height) X 2.9m (maximum height), and would project 2.5m from the roof plane. It would be level with the ridge of the host dwelling and would be set back from the eaves.

Relevant History

None

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent 27/09/2024; no objections were raised.

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:

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

Dormer length reduced and pitched roof included.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The SPD recognises that dormers can be visually prominent and potentially incongruous, and therefore establishes a set of principles to ensure that they are carefully designed and sited. The proposed dormer complies with the following principles:

- i) It does not exceed the ridge height of the host dwelling;
- ii) It is set back from the eaves of the host dwelling;
- iii) It does not occupy a disproportionate amount of roof space;
- iv) It is set in from the party walls of the host dwelling;
- v) It avoids using a flat roof.

In addition to the above, the proposed dormer includes well-proportioned windows which break up any large expanses of material.

The proposed materials include grey concrete tiles to match the host dwelling and white UPVC cladding. Whilst the SPD requires dormer extensions to use matching materials to the host dwelling, the white cladding is considered to be acceptable as it complements the white render on the front elevation of the house. Furthermore, there are examples on the estate of rendered elevations and UPVC clad dormers, therefore establishing a precedent to which the proposal conforms.

Overall, 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The main point of consideration is the privacy of neighbouring occupants. The proposed dormer includes a side window which overlooks the rear garden of no. 27 Tyrone Drive. As per the submitted plans, and subject to a suitably worded condition, the proposed side window will be obscurely glazed in order to protect the privacy of occupants at no. 27.

The proposed dormer would accommodate an additional bedroom which would have an acceptable outlook and would be served by natural light.

The proposed dormer would not adversely affect the amenity of neighbouring occupants through overshadowing, overbearing impact, or visual intrusion.

Overall, the proposed extension is therefore acceptable in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The site would retain the maximum standard of two off-street parking spaces and is therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant/Grant subject to the following conditions/Refuse

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/site plan: H490-sk-04
- Proposed block plan: B453-06-Rev A
- Proposed elevations: H490-sk-03/B
- Proposed ground floor plan: H490-sk-01
- Proposed first floor plan: H490-sk-02 / B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, the east facing dormer window shall be fitted with textured glass, with an obscuration level no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be 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 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	17/12/2024	Signed: Hamish Rigg
Authorisation	18/12/2024	Signed: Ryan Killeen

Report Author Hamish Rigg