

Application Number:	23/00340/HOUS
Location:	109 Boundary Street Rochdale OL11 1AT
Proposal:	Side dormer extension including insertion of 1no roof light and additional windows to front and rear elevations (Resubmission of 23/00007/HOUS)
Applicant:	Abdul Qayyum
Case Officer:	Chelsea Petrillo
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 109 Boundary Street, a two-storey semi-detached property located in the Milkstone and Deeplish Ward of Rochdale. The site is situated within a modern estate in a defined urban area and area of physical regeneration. The rear curtilage boundary borders the rear garden of 2 Osbourne Street and the front elevation sits along the Boundary Street highway and adjacent to Stoneyfield Playing Field.

Description of Proposal

Permission is sought for a side dormer extension projecting 1.3m from the northern roof plane, span a total width of 2.6m and a total height of 1.2m together with the insertion of two windows to the front and rear elevations within the existing roof pitch and a roof light to the southern roof plane.

Relevant History

23/00007/HOUS

SIDE DORMERS EXTENSION INCLUDING INSERTION OF 3NO WINDOWS TO FRONT AND REAR ELEVATIONS
Refuse 23.03.2023

1. The appearance of the proposed dormer extensions on both sides of the roof would significantly undermine and negatively impact the character of the dwellinghouse and fail to display a high quality standard of design. The dormer extensions would appear incongruous to the distinctive appeal and pose

significant harm to the surrounding uniformity of the dwellings along the Boundary Street highway. The proposed development therefore fails to display a high standard of design and is contrary to policies P3 and DM1 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.

Township/Member comments

None Applicable

Consultee responses

None Applicable

Representations

Letters of notification were sent to surrounding properties. No representations were received.

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:

E3	Focusing on economic growth corridors and areas
C2	Focusing on regeneration areas and economic growth corridors/areas
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

Taking into consideration the previously refused application, it was determined the original plans submitted would present the same issues however, at a more minimal impact to the character of the dwelling and wider estate.

Amendments were sought, in the interest of retaining the dwelling gable roof form, for the removal of a side dormer initially proposed to the southern roof slope. It was considered in its place, a roof light would better respect the character of the area and be less visually harmful to the overall appearance of the dwelling.

Assessment

Design: DM1 and P3

Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in

addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

With reference to the previous application to which the proposed dormers of a substantially larger scale were refused on the basis of poor design and not in keeping with the aesthetic of the estate, the new proposal addresses the concerns posed to which the dormer to the northern roof slope has been removed and replaced with a roof light and the dormer to the southern roof slope is reduced significantly in scale therefore less visually dominant when viewed from the highway.

Paragraph 5.16 states "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". Paragraph 5.17 of the SPD (2016) sets out guidance for dormer extensions to which the following principles are relevant;

- (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;

It should be noted the dwellings constructed within this estate are built with a proposed steep angled roof pitch which would be greater than that found locally, partially a means to give the estate its own distinctive appeal by utilizing dramatic roof forms which breaks from the character in the surrounding area. It is considered the proposed dormer would follow much of the design principles outlined in the SPD and would be subservient to the host dwelling. Although the SPD states flat roof dormers should be avoided, in this instance, given its modest scale and siting, the flat roof would better respect the character of the area and therefore acceptable in design terms.

The estate has a consistent aesthetic which is expressed through three different housing types. With regards to this proposal to which a large front facing gable is prominent along the Boundary Street highway, it should be noted dormers are not collective, nor in the rest of the estate. It is considered, given the discreet siting between two large gables of the application property and the adjoining house, which between them form a roof valley, the dormer would not be sighted in a highly prominent location and give rise to an incongruous addition, as per the last application therefore the dormer is considered to be built sympathetic to the roof form of the host dwelling.

The addition of the windows to the front and rear elevation hosting the proposed bedrooms, aligned with those on the existing, are considered to respect the design of the host dwelling and would visually respect the proportions of those on the existing to be in keeping with the overall appearance.

Limited details on the proposed materials have been provided on the submitted PA. However, the matching materials to the dormer of light grey roof tiles and grey UPVC to fenestration in order to be in keeping with the existing dwelling would therefore respect the visual appearance of the host dwelling.

Dwellings built within the estate, including those sited along the Boundary Street highway, to which the application property is currently situated, host a strong and sharp building line and are heavily uniformed in appearance to which the dormer addition would break from the unique character however, is not considered to be so unacceptable it would warrant a reason for refusal given the reduced scale for the purpose of retaining the unique character of dwellings in this vicinity.

It is acknowledged the new overall scheme is a improvement to the one previously proposed and would no longer pose a dormer at such a scale and prominence which would significantly undermine the coherent aesthetic of the regenerated landscape. The new dormer has been constructed to visually respect the intended and constant design scope for this estate. The addition of a roof light in place of the previous dormer would ensure the roof form of the dwelling is not compromised whilst ensuring the applicants are able to utilize maximum internal space.

It is considered that the proposed extension would constitute a satisfactory standard of design and would not unduly impact the character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3 and the National Planning Policy Framework.

Amenity: DM1 and SPD

Policy DM1 of the Core Strategy requires that proposals do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy

The resubmission of the previous scheme is considered to not present any additional amenity concerns and would remain acceptable by SPD standards for both the occupiers at the application property and neighbouring adjoining and adjacent occupiers. As with the previous proposal, it is not thought the insertion of a window to the rear elevation within the gable roof pitch would pose any significant harm to occupiers to the rear and sides of the host property as a result of existing fenestration currently in place.

It is acknowledged the dormer would host a blank elevation however given the dormer would only host a bathroom, this is not considered to be unacceptable given it does not host a habitable room which would require the provision of adequate light and outlook.

As outlined in the previous proposal with reference to The National Design Space Standards, to which the previous proposal would see three additional bedrooms, the new scheme would only see the provision of two new bedrooms to which the internal space layout would be in accordance with that required by the NDSS.

The proposal therefore remains acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The development proposes to increase the capacity of the dwelling from a 4-bed to a 6-bed household. Appendix 5 of the Rochdale Core Strategy regarding the Schedule of parking standards would require 2 spaces per dwelling for a 2+ bedroomed house outside of the town centre. The proposed parking arrangements would remain unchanged post-development. Given the dwelling currently hosts two designated car parking spaces to the side of the

dwelling, the proposal would therefore be acceptable in accordance with policies DM1, T2 and Appendix 5 of the Core Strategy.

Recommendation: Grant Subject to 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
 - 1978/3 REV A PROPOSED ELEVATIONS (Received 27.04.2023)
 - 1978/2 REV A PROPOSED FLOOR PLANS (Received 27.04.2023)and the development shall be carried out in complete accordance with the approved drawings.

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 Policy DM1 and Policy P3 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The new windows indicated in the approved proposed front and rear elevations shall be of the same appearance as the existing windows at the property, including in terms of frame sizes, reveal depth, windowsill design, materials, colour and finish.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policy DM1 and Policy P3 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	21.04.2023	Signed: CPetrillo
Authorisation	26.05.2023	Signed: TH

Report Author Chelsea Petrillo