

Application Number:	23/00750/HOUS
Location:	85 Mainway, Middleton, M24 1LL
Proposal:	Single storey side extension, two storey front extension, raising ridge height of existing roof to accommodate loft conversion with 1 no. rear dormer, erection of pitched roof to existing side/rear extension, alterations to existing fenestration on front elevation together with the application of render and stone tiles.
Applicant:	Mrs Fran Drury
Case Officer:	Bob Melling
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 refers to no. 85 Mainway, a two storey, detached dwelling located in Alkrington, Middleton. The dwelling occupies a spacious corner plot position and faces the highway to the south. It is adjacent to no. 83 Mainway to the west and no. 186 Kirkway to the northeast. It is faced to the front by St Thomas More RC Church. The host dwelling benefits from an existing single storey rear extension with a flat roof.

Description of Proposal

Permission is sought for:

- ② A single storey side extension that would project 3.15 metres from the side elevation and sit flush with the front and rear walls of the host dwelling. It would have a dual-pitched, gable-style roof with a maximum height of 3.89 metres.
- ② A two storey front extension that would project 1.25 metres from the front elevation with a width of 3.82 metres and a maximum height of 7.3 metres. It would feature a set of double entrance doors with a small flat roof canopy above and the outer walls would be clad in split face stone tiles.

- ☐ A 200mm increase in the ridge height of the main roof with a small flat roof section, two roof lights on each of the front and rear roof slopes and a small, box-style dormer window to the rear.
- ☐ A pitched roof to replace the existing flat roof to the front, side and rear of the host dwelling.
- ☐ The replacement of the two garage doors with large windows.
- ☐ The application of render to the existing front, side and rear elevations.

Relevant History

81/D12124

Single Storey Rear Extension To Dwellinghouse
Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

The loss of the garages would have an impact on the parking provision for the extended dwelling. However the residual driveway length and width can accommodate two off street parking spaces which would meet Council standards.

The current servicing arrangements would remain unchanged as a result of the development.

We do not expect that there would be any detrimental impact on highway capacity or road safety as a result of the proposed development.

Highways raise no objection to this application and we request no specific planning conditions.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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:

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

Following concerns raised by the Case Officer regarding the design of the proposals, amended plans were submitted to remove the front dormer windows, reduce the proposed increase in height by 300mm, set down the front gable feature, reduce the use of render and line-up the rear dormer window with the first floor fenestration.

Assessment

Design: DM1 and P3

Paragraph 130 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. Policy P3 of the adopted Core Strategy requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

The subject property occupies an end plot and is part of a wider ribbon development of low density housing comprised of detached and semi-detached properties. There is a low degree of architectural uniformity along Mainway with properties having been variously modified since completion.

The properties within the immediate vicinity comprise large detached dwellings of similar materiality and proportionality. Whilst the properties are each of a similar height, the topography increases slightly in an easterly direction with the result that the subject property is sited on slightly higher ground than its immediate neighbours.

Initially, it was considered that the fully rendered front elevation and the alterations to the existing roof, including the 500mm increase in ridge height and addition of front dormers, would result in an unduly imposing property that would no longer appear in-keeping with the surrounding street scene.

However, the plans were amended to produce a design more closely aligned with the character of the host dwelling and surrounding street scene. Whilst the ridge height would still be increased by 200mm, the submitted street scene drawing indicates that the increase in height would appear negligible and would not harm the character of the host property or street scene. In addition, the host property would retain its existing proportionality.

The proposed front gable feature would undoubtedly appear as a contemporary intervention with its use of bespoke glazing. However in the context of the street scene, where front gable projections are widely visible, it is not considered that this would represent an incongruous addition to the host property. It would be set down from the main ridgeline, which creates a degree of subservience, and would have a similar pitch to the main roof.

Whilst the use of both render and brickwork would break up the front elevation and provide visual interest, the proposed multicolour split face mosaic tiles would not be in-keeping with the existing materiality of the host property or surrounding area and would comprise an alien feature in the street scene; stark in contrast with the materials visible elsewhere. This harm would be further exacerbated by its prominent

siting within the sight lines of the public highway and surrounding properties. The proposed use of multicolour split face mosaic tiles is, therefore, unacceptable.

It is considered that scope exists for the use of a contrasting brick to the front gable feature and, on this basis, a condition is attached in order that this material can be agreed with the LPA prior to construction.

The proposed side extension is of a single storey form which would appear subservient to the host property. Whilst the use of a gable roof would not match with the main roof form, it is noted that this aspect of the design would be well-screened from public view and that gable roofs are a characteristic of the street scene. On this basis, it is considered the impact of the gable roof on the appearance of the host dwelling would not be significant enough to recommend refusal in this regard.

The proposed replacement of the existing flat roof to the front, side and rear of the host property with a low-pitched roof would be in-keeping with the character of the host property and surrounding street scene and is considered acceptable.

Rochdale's SPD contains the following standards and guidance in relation to dormers:

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. Dormers to the front elevation will not normally be permitted. Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.

The following principles will apply to dormer extensions:

- (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 rear dormer is modest in size, being set in from the side walls and set back from the eaves of the property. The proposed materials are to match the roof, which is acceptable and the dormer window is aligned with the existing fenestration. The dormer window would serve a bathroom and is in compliance with the minimum space standards set out in section 4.1 of the SPD. Where it fails to comply is through the inclusion of a flat roof that is level with the ridge. However, in this instance, it can be considered acceptable where this aspect of the proposal will not have much exposure from the public highway and is of a relatively small scale.

In light of the above assessment, it is considered that the proposed alterations and extensions constitute a satisfactory standard of design and will not unduly impact the

character and appearance of the existing street scene, in accordance with Core Strategy Policies DM1 and P3, the SPD and the NPPF.

Amenity: DM1 and SPD

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.”

Due to the siting of the proposed development, and the nature of the application site in relation to its closest neighbouring properties, it is not anticipated that the proposed single storey side extension, two storey front extension or increase in ridge height would give rise to any loss of residential amenity to these neighbouring properties by reason of visual intrusion, an overbearing impact or overshadowing.

It is noted that the common boundary between the application property and no. 186 Kirkway, adjacent to the northeast, is angled as such that the rear gardens of these properties narrow to the rear where they converge at a point. Whilst the proposed rear dormer would measure approximately 18 metres to the directly facing point along the boundary line, in compliance with the minimum space standards set out in Section 4 of the SPD, given the angled nature of the rear boundary and the elevated position of the dormer window, which would effectively comprise a third storey, it has been considered prudent to attach a condition to ensure the use of obscure glazing to the dormer window; which serves a bathroom.

Whilst the proposed erection of a pitched roof above the existing single storey rear extension would potentially lead to some additional overshadowing for no. 83 Mainway, particularly in the early morning hours, it is noted that the proposed roof would be a low-pitch and hipped away from no. 83 Mainway. On this basis, it is not considered that the proposed roof would result in undue overshadowing towards no. 83 Mainway.

The submitted plans confirm the provision of light to all habitable rooms and the retention of a sufficient garden space of a functional layout. Therefore, the proposal would be considered acceptable in this regard.

For this reason, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of all neighbouring properties and would accord 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. The permission relates to the following plans:

- Location Plan
- Existing Site Plan. Drg no. 749-01
- Existing Elevations. Drg no. 749-05
- Existing Ground Floor Plan. Drg no. 749-02
- Existing First Floor Plan. Drg no. 749-03
- Existing Loft And Roof Plan. Drg no. 749-04
- Proposed Site Plan. Drg no. 749-06A
- Proposed Ground Floor Plan. Drg no. 749-07A

- Proposed First Floor Plan. Drg no. 749-08A
- Proposed Loft And Roof Plan. Drg no. 749-09B
- Proposed Elevations. Drg no. 749-10C
- Proposed Street Scene Elevations. Drg no. 749-11

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 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, except for the 'Rustic Country Multicolour Split Face Mosaic Tiles' for the front extension, be as specified on drawing no. 749-10C.

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.

4. The material identified as 'Rustic Country Multicolour Split Face Mosaic Tiles' on drawing no. 749-10C is not approved. No above ground construction works shall take place until samples and / or full specification of materials to be used externally on the front extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension hereby permitted the proposed bathroom window in the loft floor on the rear elevation facing north shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	12/10/2023	Signed: BM

Authorisation	12/10/2023	Signed: RC
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Report Author Bob Melling