**APPLICATION NUMBER: 21/00047/HOUS**

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| **Application Number:** | 21/00047/HOUS |
| **Location:** | 1 And 3 Eclipse Close Rochdale OL16 2YU |
| **Proposal:** | Alterations to roof to raise ridge height, alteration to roof pitch and hip to gable extension (Resubmission of 20/01360/HOUS) |
| **Applicant:** | Mr Anwar Miah |
| **Case Officer:** | Majid Mir |
| **Recommendation:** | **Grant subject to conditions** |

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| **DELEGATION** | **Applicant a Council Member or officer?** | **N** |
| | **Contrary to previous decision?** | **N** |
| | **Called in or Planning Panel objection?** | **N** |

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| **COMMENTS** | **Planning Panel comments received?** | **N** |
| | **Neighbour comments received?** | **Y** |

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| **CONDITIONS** | **Pre-commencement conditions proposed?** | **N** |
| | **Pre-commencement conditions agreed (or notification period expired)?** | **N/A** |

**Location**

This application is a joint application and relates to no. 1 Eclipse Close and no. 3 Eclipse Close, a pair of asymmetric 1980s semi-detached properties in Rochdale. The properties face northwest towards the highway, with the frontage of the property furcated in relation to the Eclipse Close, which runs longitudinally. Subsequently, the front elevation of no.3 (the southernmost of the pair) is set considerably further forward than no.5.

The properties backs onto no. 7 and no. 9 Eclipse Close. The northeast facing side elevation of no.1 abuts the rear curtilage of no.132 Croxton Avenue, with views of the property also available further northeast from properties on Clover View.

**Description of Proposal**

This application proposes to increase the ridge height of both properties by approximately 0.6m. The existing ridge height is approximately 6.8m and will be increased to approximately 7.4m. Further to this, the application proposes to convert the hipped roof of no.3 to a gable roof. No.1 already has a gable roof that has been changed under previous applications.

**Relevant History**

20/01360/HOUS — Proposed rear dormer extension including raising the ridge height and insertion of new roof lights on second floor front elevation
Refuse - November 2020. Reason for refusal:

1. By virtue of its siting, size and design, the proposed dormer extensions would introduce an intrusive addition into the roof planes and would spoil the relatively uniform roofscape of the surrounding area owing to a general absence of dormer extensions to surrounding properties. The proposed rear dormer is inappropriate by context and, by virtue of its scale, massing and prominent position when viewed from public vantage points on Clover View, Eclipse Close and Hesketh Road, would have a detrimental impact on the character and appearance of the street scene. The proposed development fails to improve the character and quality of the area and is therefore contrary to policies DM1 and P3 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.
2. By virtue of its siting, size and design, the proposed two-storey rear extension would result in an unacceptable degree of overlooking and loss of privacy to the rear windows and garden areas of No.7 and No.9 Eclipse Close, to the detriment of the amenity of the occupiers. The application therefore fails to accord with the policy DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

08/D50560 — Two-Storey Side and Rear Extension to Dwelling (no.1)
Granted Subject to Conditions – April 2008

92/D28305 — Garage Extension to Side of Dwelling (no.1)
Granted Subject to Conditions – August 1992

81/D13407 — Residential Development, 33 Accesses, 234 houses and 33 Flats
Granted Subject to Conditions – March 1982

81/D12087 — Outline Application for Residential Development
Granted Subject to Conditions – July 1981

**Township/Member comments**

Not applicable.

**Consultee responses**

Not applicable.

**Representations**

Letters of notification were sent to surrounding properties. Two representations objecting to the proposal have been received. The representations had concerns

over a loss of light, overbearing impact and loss of privacy. The concerns raised in the representations are discussed in the amenity section of the report.

## 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:

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| **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

The proposal is considerably different from the previous application (20/01360/HOUS) that was refused planning permission. This proposal does not include a dormer extension and does not propose new roof windows to the front roof plane. The application proposes to increase the ridge height of both properties by approximately 0.6m and convert the hip roof of no. 3 to a gable roof.

The increase in ridge height of 0.6m is considered to be acceptable. The overall increase in height would not be substantial and the limited increase in ridge height would allow no. 1 and no. 3 to still be in keeping with local properties. Additionally, the application proposes to use materials to match the existing.

In regards to the formation of the gable roof to no. 3, it is noted that the attached property of no.1 already has a gable roof. The addition of the gable to no. 3 would enable a greater degree of symmetry between the pair of semi-detached properties. Additionally, there are numerous properties along Eclipse Close and Croxton Avenue that have similar gable roofs, and therefore the change to a gable roof to no.3 would be in keeping with the local area and would suitably harmonise with surrounding properties.

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 proposed increase in ridge height of approximately 0.6m is minimal. It is considered that the increase in height would not unduly overshadow, or be overbearing on any neighbouring properties. It is considered that the 0.6m increase in the ridge height would not lead to a loss of light or lead to an overbearing impact on the neighbouring properties.

Moving to the conversion of the hip roof to a gable roof on no. 3. It is noted that no. 3 shares a boundary with no. 5. Due to the bend in the road, no. 5 is set approximately 11m further back than no.3. It is considered that there is sufficient distance between the two properties for the conversion of the hip roof to a gable roof to not unduly impact on the amenity of no. 5.

It is noted that a concern raised in the representation was in regards to loss of privacy. Whereas the previous application proposed dormer extensions, this proposal does not propose any dormer or any additional windows which may lead to a loss of privacy. It is therefore considered that the proposed increase in ridge height and the addition of the gable roof would not lead to a loss of privacy of any of the neighbouring properties.

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 proposal not impact on the supply of off-street parking available at the properties. Both properties would retain parking space for at least 2 vehicles.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

**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 site plan, existing elevations and existing floor plans. Drawing no: 1659B/1
   Proposed site plan and proposed elevations. Drawing no: 1659B/2
   Existing site plan, existing elevations and existing floor plans. Drawing no: 1659C/1
   Proposed site plan and proposed elevations. Drawing no: 1659C/2

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** |
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| **Report Completed** | 25/02/21 | Signed: MM |
| **Authorisation** | 04/03/21 | Signed: AT |

Report Author Majid Mir