

APPLICATION NUMBER: 25/00322/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO. **CASE OFFICER**

25/00322/HOUS

Aimee Bovaird

DETERMINATION DATE 21.05.2025 **EXT OF TIME**

Address: 44 Mount Road Middleton Rochdale M24 1DZ

Proposal: Pitched roof dormer on rear elevation and new velux roof windows to front and side elevations

PUBLICITY	Weekly list expired?	N	Site notice expired?	N
	Neighbour letters expired?	N	Press Notice expired?	N

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION **GRANT subject to conditions**

CHECKED AND SIGNED OFF BY: LA

DATE: 21.05.25

SITE

The site is located at 44 Mount Road, this is a two storey semi-detached dwelling. The property benefits from off street parking, front and rear amenity spaces. The dwelling is made up of white render and has had additions over time

The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for a pitched roof dormer on the rear elevation and new velux roof windows to the front and side elevations.

The proposed development will provide an additional bedroom, en-suite and office/storage space at loft level.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

RELEVANT SITE HISTORY

19/00291/HOUS - Single storey side extension – Approved

92/D28012 – Part first floor and part two storey rear extension to dwellinghouse.- Approved.

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The rear dormer will have a pitched roof and finished in materials to match the host dwelling. The design and scale of the proposed roof is considered acceptable as it is in keeping with the host dwelling.

The proposed roof lights are considered an acceptable design.

In view of the above assessment, 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.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "*should be carefully designed to protect the amenity of the occupants of adjoining properties.*"

The SPD sets out guidance for dormers in paragraph 5.1, the proposed dormer complies with this guidance. The dormer will have limited visibility from the street and is not considered to have a negative impact on the street scene as it will not be overbearing.

The proposed development complies with the space standards set out in paragraph 4.1 and will not result in loss of privacy or overshadowing for neighbours.

The proposed bedroom will have sufficient light and outlook and is considered acceptable.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking and is considered acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

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
- Proposed Elevations 665-11
- Proposed Roof Plan 665-10C
- Proposed Loft Floor Plan 665-09D
- Proposed First Floor Plan 665-08B
- Proposed Ground Floor Plan 665-07

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

Procedure 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.

Report Author Aimee Bovaird