APPLICATION NUMBER: 21/00341/HOUS

Application Number:	21/00341/HOUS
Location:	14 West Crescent Middleton M24 4DA
Proposal:	Hip to gable roof conversion with roof lights at the front, featuring rear dormer extension with Juliet balcony, removal of existing chimney and second floor side extension to facilitate stairway to loft
Applicant:	Mr Jimmy Adamson
Case Officer:	Emily Sykes
Recommendation:	**Refuse**

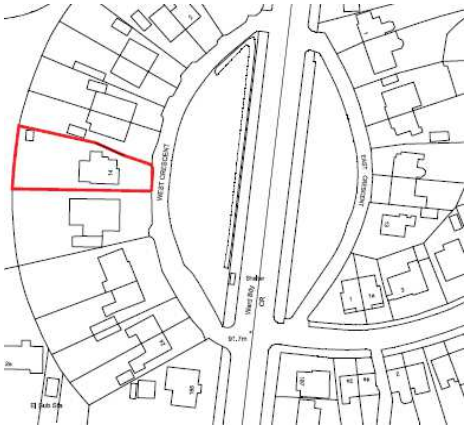
DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

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.14 West Crescent, a two storey detached dwelling located in South Middleton. The property faces east on to the highway, adjacent to no.12 to the north and no.16 to the south. The applicant property is situated in an elevated position up from the main road and set within the crescent in the defined urban area.



Description of Proposal

The application proposes a hip to gable roof conversion featuring a roof ridge increase of around 0.6m. The proposed development will feature a rear dormer extension constructed with a double pitched roof with a Juliet balcony. The front elevation roof slope will feature three roof lights. The proposed development also features a small second floor side extension which will facilitate the stairway to the proposed loft conversion. It will be constructed following the removal of the existing chimney and will be constructed in matching materials to the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to all surrounding neighbours and no representations were received.

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:

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

- Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions should be in keeping with the host dwelling and generally should be subservient to it. The proposed development is constructed in matching materials to the host dwelling which are considered to be sympathetic to the visual amenity of the property.

- However, it is considered that the proposed development does not sit in subservience to the host dwelling as it features an increase in roof ridge height and a hip to gable roof conversion which is considered to overwhelm the existing character of the host dwelling. The proposed gable roof design is considered to be unsympathetic to both the character of the host dwelling and the surrounding street scene, as all of the neighbouring properties are constructed with the existing hip roof design. As a result, it is considered that the proposed development will be an incongruous feature in the street scene, with the proposed roof having a much greater expanse than the existing.

- Furthermore, it is considered that the removal of the existing chimney will further compound the harm to the character of the host dwelling.

- Paragraph 5.16 of the Guidelines and Standards for Residential Development states that rear dormers should be modest in size and not occupy a disproportionately large portion of the roof. It is considered that the proposed dormer extension is not modest within its sizing and occupies the majority of the rear roof slope. It is also not set down from the roof ridge level as requested under paragraph 5.17 of the SPD. It is considered that the proposed dormer extension is therefore not carefully designed or sited and is not in accordance with the guidance found within the SPD.

- The design of the proposal is therefore not acceptable and not in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Privacy

- The proposal would adhere to the separation distances contained within section 4.1(i) of the SPD. As such, the proposal is not considered to result in an unacceptable loss of privacy for surrounding occupiers.
- The proposed development features a window on the proposed second floor side elevation which will be positioned around 5m from the neighbouring dwelling at no.16 West Crescent. However, this leads to a stairway which is not considered to be a habitable room and it is considered that the occupiers will not spend extended periods of time here. As a result, the proposed development is not considered to unduly harm the amenity of the neighbouring occupiers.

Overshadowing and Overbearing Impact

- The proposal would accord with the requirements of section 5.6-5.7 and 5.9-5.10 of the SPD.

- The proposal would accord with the requirements of paragraphs 4.1(ii) and 4.1(iii) and would not unduly encroach the habitable room windows of surrounding occupiers.

Occupier Amenity

- The submitted floor plans indicate the provision of adequate natural light to all habitable rooms in addition to the retention of a suitably sized rear garden with a functional layout.

- 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 and Parking: DM1 and T2, Appendix 5

- The provision of two off-street parking spaces would accord with the maximum parking standard contained within Appendix 5 of the adopted Core Strategy.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Refuse

1. By virtue of its siting, size and design, the proposal would constitute an incongruous addition to the host dwelling. The proposed roof form would be unsympathetic in the context of the surrounding local area to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the dwelling and street scene. The visual harm will be further compounded by the removal of the existing chimney stack. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

INFORMATIVE:

For the avoidance of doubt, this decision is based on the following plans:

- 001 Rev. B
- 002 Rev. A
- 003 Rev. A

- 004 Rev. A

	Date	Officer
Report Completed	10/06/2021	Signed: ES
Authorisation	11/06/2021	Signed: EH

Report Author Emily Sykes