APPLICATION NUMBER: 20/01326/HOUS

Application Number:	20/01326/HOUS
Location:	138 Mount Road Middleton M24 1HA
Proposal:	Front and rear dormer extension, following demolition of existing front dormer and chimney, with alteration to fenestration on rear elevation
Applicant:	Mr Andrew Stafford
Case Officer:	Emily Sykes
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.138 Mount Road, a two storey semi-detached bungalow located on an architecturally similar street in East Middleton. The dwelling faces east on to the highway, adjoining to no. 136 to the north and adjacent to no.140 to the south. The rear boundary of curtilage backs on to a play park and the front of the dwelling is situated opposite the junction with Naunton Road. The existing dwelling benefits from an attached garage, off-road parking to the front of the dwelling, a sufficiently sized rear garden and a front and rear dormer.

Description of Proposal

The application proposes the addition of a front and rear dormer extension, following the demolition of the existing front dormer and chimney. The proposed development also includes the alteration to fenestration on the rear elevation of the dwelling.

The proposed development will be constructed with matching materials to the host dwelling. Both dormer extensions will be constructed with a flat roof, with dormer cladding which is in keeping with the colour of the roof on the host dwelling.

Following the demolition of the existing front dormer, the proposed front dormer will be located on the north side of the front elevation of the roof. The proposed front

dormer will have two windows on the front elevation. The proposed development also features a roof light on the south of the front elevation. The proposed front dormer projects across approximately half of the front elevation of the roof and is set well in from the party/ side walls of the dwelling.

The proposed rear dormer extends approximately 9.5m across the rear elevation of the roof on the host dwelling. This will have a height of approximately 2.6m and a depth of approximately 4.4m. The proposed rear dormer has three small double windows on the rear elevation.

The proposed development also includes the alteration of the existing fenestration on the host dwelling. Some of the windows on the south side elevation will be blocked up to leave one small window on the ground floor and retaining the small window on the first floor side elevation. At the rear of the dwelling, the existing door and two double windows to the south of the rear elevation will be replaced with bi-fold doors. The existing window to the north of the rear elevation will be retained.

Relevant History

None Applicable

Township/Member comments

None Applicable

Consultee responses

None Applicable

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

The planning application initially proposed the application of render to all elevations and the front and rear dormer to be constructed with cream cladding which are contrasting to the materials found on the host dwelling and surrounding properties. However, due to the prominent size of the rear dormer, it was requested that in order to make the proposed development appear less of an incongruous feature on the highway, it should be amended to be constructed with matching materials to the host dwelling. These amendments were made accordingly.

Assessment

Design: DM1 and P3

Paragraph 5.1 of the Guidelines and Standards for Residential Development SPD states that house extensions be in keeping with the host dwelling and should generally be subservient to it. The proposed development will be constructed with matching materials to the host dwelling, meaning it will appear in keeping with the design language of the host property.

Paragraph 5.16 of the Guidelines and Standards for Residential Development SPD states that dormer extensions can be visually prominent and therefore should be carefully designed and sited. It is stated that rear dormers should be modest in size and not occupy a disproportionately large portion of the roof. Paragraph 5.17 of the SPD outlines principles that dormers must follow, as listed below.

(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;
(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 front and rear extension are constructed with a flat roof. However, as the existing dwelling has a front dormer with a flat roof and many of the surrounding dwellings have dormer extensions with flat roofs, it is considered that this design will not unduly harm the visual amenity of the host dwelling or the surrounding local area.

The proposed plans were amended to ensure that the materials used in the construction of the proposed dormers are in keeping with those on the existing roof.

It is considered that the rear dormer is large within its sizing and is not well set in from the party/side walls of the host dwelling. This proposed enlargement is significantly larger than the existing rear dormer on the host dwelling. However, due to the proposed development being constructed in matching materials to the host dwelling and as a result of many of the surrounding dwellings also having large rear dormer extensions similar to the one proposed, it is considered that the proposed rear dormer will not be overly visually prominent and will not harm the local character.

Paragraph 5.16 of the SPD states that dormers to the front elevation will not normally be permitted. Whilst not many of the surrounding dwellings feature a front dormer, this is not considered to harm local character as it is replacing with existing dormer, is modest in size and keeps the balance with adjoining property which has a front dormer. For this reason, the proposed front dormer is not considered to be an incongruous feature on the street scene and is considered to be acceptable development.

However, it is noted that the addition of the proposed front dormer to the north of the front elevation of the roof will result in the demolition of the existing chimney. As all of the surrounding dwellings feature a chimney of the same design, including the adjoining dwelling at no.136 Mount Road, it is considered that this will cause some harm to local character and result in some unbalance in the appearance of the pair of semi-detached dwellings. On balance, as the proposed development will overall be in keeping with the design of the host dwelling, it is considered that this factor alone will not unduly harm the design language of the applicant dwelling and surrounding area.

The proposed development has fenestration which is in keeping with the host dwelling. It is considered that the alterations to the fenestration on the host dwelling are also considered acceptable within their massing and design. Although the proposed bi-fold doors are not typical of the local area, it is considered that they will not unduly impact the design language of the street scene due to them being situated at the rear of the dwelling away from the street scene.

Access between the front and the rear of the dwelling is retained, meaning that bins can be appropriately stored to the rear of the dwelling away from public viewpoint.

Overall, it is considered that the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Policy DM1 of the Council's adopted Core Strategy states that all development proposals must not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is supported

through Paragraph 5.5 of the Guidelines and Standards for Residential Development SPD which advises that it is important that extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupants.

Paragraph 5.17 (viii) of the SPD states that dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4 of the SPD. It is considered that the proposed development is in accordance with the space standards outlined, as there are no dwellings located to the rear of the property and there is no addition of side windows to the dormer or host dwelling. The proposed front dormer acts as a replacement of the existing front dormer and therefore does not have any further impact on the amenity of the dwellings facing opposite the property. It is therefore considered that the proposed development will not have an overlooking or overbearing impact on the neighbouring occupiers and will not result in a loss of light to their properties or gardens.

The proposal would also retain a sufficiently sized rear garden with a functional layout. Adequate access to light and outlook to all habitable rooms would be possible as a result of the design of the proposal. Therefore, overall it is considered that 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.

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 list of submitted plans, drawings and documents:

   - Drawing 1 of 3
   - Drawing 2 of 3
   - Drawing 3 of 3 (Rev. A)

   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**
Report Completed	21/12/2020	Signed: ES
Authorisation	22/12/2020	Signed: AT

Report Author Emily Sykes