APPLICATION NUMBER: 19/00504/HOUS

Application Number:	19/00504/HOUS
Location:	5 Westbrook Close, Rochdale, OL11 2XY
Proposal:	Demolition of existing conservatory and erection of single storey rear extension, rear dormer and garage conversion
Applicant:	Mr MOHAMMED ALI
Case Officer:	John Van Eker
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?	**Y**

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

Location

The application relates to a detached property located in the Castleton area of Rochdale. The property is part of a small and modern housing development which is accessed off Manchester Road. The property is sited adjacent to no. 3 to the south west and no. 18 to the east. Owing to the siting of the property the rear first floor and roof of the property are visible from Manchester Road. The rear boundary of the site is shared with Manchester Road and in part also with no. 2 Thornham New Road. The application property has benefitted from a two storey side extension also.

Description of Proposal

The application seeks permission for a single storey rear extension, rear dormer extension and conversion the existing integrated garage to a habitable room.

Relevant History

04/D44568
First Floor And Two Storey Side Extension To Dwelling
Approved with conditions 04.01.2005

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent out to neighbouring occupants and two letters of objection have been received citing the following points which have been summarised.

- I would like to object to the proposed planning application on the following grounds;
- Overlooking & Loss of Privacy - The window added on the side of the property to accommodate the en-suite on the first floor given its elevated position will directly overlook my garden/patio area.
- Over-development/Parking - The original property was designed as a 4 bedroom house with a double garage, in January 2005 one of the garages was converted as part of a two storey side extension and the current proposal wishes to remove the one remaining garage as well as increase the number of bedrooms by 25% without giving any obvious consideration to the loss of parking spaces within the curtilage of the property. Given the location of the property on a small cul-de-sac there is limited to no on street parking as the majority of the kerbs are lowered to allow access to driveways which would result in overcrowding of the street and congestion in what is the turning circle of the estate.
- Loss of light - The proposed rear dormer sits only 0.48m metres from the edge of the original roof line from the side facing my property and 0.90m from the rear of the original roof line and I am concerned regarding the additional 2.1m elevation and the effect this will have on natural light entering my property particularly given the layout of the buildings which means the property is set slightly back from my own and therefore in full view from my upper bedroom window.

Case Officer:
The above points contained with the objection received have been addressed in the amenity section of this 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:

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 5.16 of the Guidelines & Standards for Residential Development Supplementary Planning Document (SPD) provides guidance in respect of dormer extensions to properties and indicates that as dormer extensions can be visually prominent 'particularly where they can be seen from the public highway… it is important that they are carefully designed and sited.'
- In addition to the above, paragraph 5.17 of the SPD provides more explicit guidance on the design of dormer windows which includes the following criteria points:
- *(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;
- Whilst the proposed dormer would not exceed the ridge height of the original property, the extension would project with a height similar to the existing ridge and feature a flat roof. The dormer also covers almost the entire roof, with only a marginal set back from the sides and eaves. As a result the proposed dormer fails to adhere to the guidance contained within the SPD.
- Whilst the proposed dormer is sited to the rear of the application property, it would appear prominent and clearly visible from the A664 Manchester Road which is a busy arterial route through Castleton. The large, flat roofed dormer addition would constitute an incongruous feature within the existing streetscene, which consists primarily of attractive Victorian red brick properties.
- The proposed single storey rear extension makes use of a modern design which includes a flat roof appearance and sky lantern to the centre of this roof. Whilst it has been acknowledged that flat roofs are not a characteristic of this housing development the flat roof extension would remain single storey meaning the impact on surrounding streetscenes will be limited. In addition to the above, this extension will be in place of an existing conservatory extension and is considered an acceptable addition over the existing appearance of the property.
- The proposed garage conversion would include a new window to the front elevation which would be in keeping with the existing fenestration to the front of the property. The window and materials would result in an acceptable appearance when viewed from the front of the property.
- The proposed dormer extension would fail to accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

- In respect of the proposed single storey rear extension, the Council's SPD provides guidance for this form of development and explains that for detached properties a maximum standard applies up to a point '4 metres

along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling.' The proposed extension adheres to this guidance in respect of neighbouring property. The extension will feature windows facing to the rear and to the side facing towards the boundary shared with adjacent no. 3. This will result in an acceptable arrangement and the impact on neighbour amenity of the proposed extension over the existing conservatory is considered to be acceptable. `

- The Council's SPD provides guidance in respect of separation distances between habitable room windows and neighbouring boundaries and rear elevations (paragraph 4.1). Given the existing relationship shared between the application property and no. 2 Thornham New Road, it is not considered that the proposed dormer extension would result in an unacceptable level of overlooking over the existing arrangement shared between these two neighbouring properties.
- Neighbouring properties to either side are angled away from the application property and it is not considered that the proposed dormer would cause an unacceptable loss of privacy to occupiers of either adjacent nos. 3 or 18 Westbrook Close over the existing arrangement.
- The additional side facing window would be considered an acceptable addition also. In the event of an approval a condition could be attached to ensure that the side facing en-suite window is maintained as obscure glazed and non-opening in order to protect the privacy of the neighbours.
- The proposed garage conversion would create a new habitable room to the front of the property with window overlooking the highway resulting in a similar outlook to the existing ground floor front fenestration. The proposed conversion is not considered to have an adverse effect on neighbour amenity.
- It is therefore considered that the scheme would not have a negative effect on neighbour amenity over the existing arrangement.
- 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 also includes the conversion of the existing integrated garage to a habitable room. Space will remain to the front of the property for cars to be parked clear of the highway. The concerns of the neighbouring residents in relation to parking difficulties are noted, however this is not considered to be sufficient reason to refuse planning permission.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

<u>Recommendation:</u> Refuse

Reason:

1. As a result of its siting, size and design, the proposed rear dormer would constitute an unduly prominent and incongruous addition to the application property and the Manchester Road street scene. As such, the proposal would have an adverse impact upon the character of the host property and the wider street scene and would fail to accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD 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 relates to the following plans:

- Site Location Plan
- Existing Floor Plans Drawing no. 18.1912.1
- Existing Elevations Drawing no. 18.1912.2
- Scheme 2 Proposed Floor Plans Drawing no. 18.1912.SC2.1C
- Scheme 2 Proposed Elevations Drawing no. 18.1912.SC2.2A
  Existing and Proposed Block Plan Drawing no. 18.1912.3

	Date	**Officer**
Report Completed	26/07/2019	Signed: JVE
Authorisation	26/07/2019	Signed: AT

Report Author John Van Eker