APPLICATION NUMBER: 19/00033/HOUS

Application Number:	19/00033/HOUS
Location:	87 New Road Littleborough OL15 8PL
Proposal:	Enlargement of roof from hip to gable to incorporate new dormer extension to rear
Applicant:	Mr Daniel Rigg
Case Officer:	John Van Eker
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**

Location

The application relates to an end of terrace property located on New Road in the Littleborough area of Rochdale. The terraced property features a hipped roof and is one of three adjoining terraced houses. The end terrace on the opposite end, no. 91 features a dual pitched roof with gable end and based on historical maps, these three properties once formed part of a wider row of terraces.

The property is adjoined to no. 89 and the rear boundary is shared with an open piece of land which falls away from the highway and property at this location. The property features a private driveway to the side which provides access to the rear.

Description of Proposal

The application seeks permission for a hip to gable roof extension as well as a dormer to the rear enlarged roof elevation of the property. The proposed rear dormer will feature two windows to the rear and be sited below the original ridge height of the property.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification as well as a site notice have been used to advertise this application and no letters of representation have been 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

The application has been amended since initial reception to include a revised dormer design that has been set away from the gable end, eaves and ridge of the property. The proposed fenestration has also been amended to include windows that line up vertically with the fenestration to the rear of the property.

Assessment

Design: DM1 and P3

- The application property holds a relatively prominent position within the context of the streetscene as it is an end of terrace house with no immediately neighbouring property to the side elevation. The front and side elevation of the property are therefore visible from New Road at this location. Despite this the proposed hip to gable extension would mirror the opposite end of the terrace at this location. This proposed roof extension is not considered to present an unduly prominent extension in the context of the streetscene, which demonstrates a variety of development, at this location.

- The proposed dormer to the rear facing roof is considered to be acceptable and will remain sited below the ridge and away from the eaves and side gable end enforcing a subservient design at this location.
- The proposed windows to the rear elevation will match the vertical arrangement of existing fenestration to the rear of the property which will result in a satisfactory appearance when viewed from the rear.
- The application states that the side elevation of the property will be built up using materials to match to achieve a new gable end. A condition has been attached to this permission to ensure that an appropriate match is secured for this proposed development.
- 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

- There are no neighbouring properties immediately to the rear boundary of the applications site. Because of this and the difference in levels to the rear, it is not considered that the proposed development would have an adverse impact on neighbour amenity over the existing arrangement.
- The proposed hip to gable roof extension and rear dormer are not considered to impact on the occupants of neighbouring no. 89 over the existing arrangement.
- No objections have been received in respect of this application and it is not considered that the proposed scheme would impact on any other neighbouring properties at this location.
- 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 plans:-

   - Site Plan
   - Existing and Proposed Elevations Drawing no. 2925 Rev B
   - Existing and Proposed Floor Plans Drawing no. 2925 Rev B

   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 adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been

submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	**Officer**
Report Completed	03/04/2019	Signed: JVE
Authorisation	04/04/2019	Signed: AT

Report Author John Van Eker