APPLICATION NUMBER: 19/00597/HOUS

Application Number:	19/00597/HOUS
Location:	7 Clayfield Drive Rochdale OL11 5RL
Proposal:	Extension of and formation of pitched roof over existing front dormer
Applicant:	Mr & Mrs D Barlow
Case Officer:	Neil Harkin
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**No**
	Contrary to previous decision?	**No**
	Called in or Planning Panel objection?	**No**

COMMENTS	**Planning Panel comments received?**	**No**
	Neighbour comments received?	**No**

CONDITIONS	**Pre-commencement conditions proposed?**	**No**
	Pre-commencement conditions agreed (or notification period expired)?	**n/a**

Location

The application relates to 7 Clayfield Drive, a semi-detached dormer bungalow in Norden. The dwelling is adjoined to 9 Clayfield Avenue to the east and is also adjacent to 5 Clayfield Drive to the west. The front elevation of the dwelling faces down the highway of Clayfield Drive and the rear boundary of the site is shared with 12-16 Mercer Lane.

Description of Proposal

The application proposes the extension to the existing front dormer together with the formation of a new pitched roof over both the existing and proposed dormer extension.

Relevant History

N/A

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to surrounding neighbours and no representations 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
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

The application proposes the construction of an extension to the existing front dormer together with the installation of a new pitched roof of the dormer. The majority of properties within the immediate area have been extended with front dormers with varying scales and design.

The proposed dormer would be designed with matching proportions to the existing dormer and would include a pitched roof which would also be retrofitted to the existing dormer, providing a consistent design to the property. The pitched roof design would help reduce the visual prominence of the dormers. Given the amount and variety of front dormers within the surrounding area, it is considered that the proposal would be acceptable and in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The proposed dormer extension would include a new bedroom window which would face down the highway of Clayfied Drive. As such would not have a harmful outlook to any surrounding dwellings. Equally, it is not considered that the built form of the proposed front dormer extension would result in an overbearing impact upon any surrounding dwellings.

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:-

   - Location Plan
   - Existing and Proposed Block Plan – 19.1995.3
   - Existing Plans and Elevations – 19.1995.1
   - Proposed Plans and Elevations – 19.1995.2

   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. 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	15.07.2019	Signed: NH
Authorisation	18.07.2019	Signed: AT

Report Author Neil Harkin