APPLICATION NUMBER: 18/01299/HOUS

Application Number:	18/01299/HOUS
Location:	230 Broad Lane Rochdale OL16 4PR
Proposal:	Side/rear dormer extension and roof light
Applicant:	
Case Officer:	Neil Harkin
Recommendation:	**Refuse**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

No. 230 Broad Lane is semi-detached property with a small side yard and driveway, located in Rochdale and situated within the Defined Urban Area as defined by the Council's saved Unitary Development Plan proposal map.

There is a gap between the host dwelling and the neighbouring house to the north No. 226a Broad Lane. Given this the northern (side) elevation of the house is visible within the existing streetscene from along Broad Lane when travelling south.

Description of Proposal

The application proposes the construction of a side and rear dormer which would be 5.3 metres deep and 2.9 metres tall. The proposed dormer would have a flat roof design. The proposed side dormer window would extend beyond the side slope of the existing house which currently has a hipped roof design and wrap around the rear of the existing roof.

The application also proposes the installation of a roof light within the roof slope of the front elevation.

Relevant History

17/00332/HOUS – Dormer extension to side and rear – Resubmission of 16/01489/HOUS – Refuse

Reason for refusal:

> The proposed side and rear dormer extension would constitute an intrusive addition in the side roof plane and would be detrimental to the character of the existing dwelling. The side dormer extension would be inappropriate in its context and, by virtue of its prominent position when viewed from public vantage points on Broad Lane, would have a detrimental impact on the character and appearance of the street scene. The proposed development therefore fails to improve the character and quality of the area and is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's

Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

16/01489/HOUS - Single storey side extension and side dormer with juliet balcony. – Refuse

Reason for refusal:

The proposed dormer extension would constitute an intrusive addition in the side and rear roof plane and would be detrimental to the character of the existing dwelling. The side dormer extension with Juliet balcony would be inappropriate in its context and, by virtue of its prominent position when viewed from public vantage points on Broad Lane, would have a detrimental impact on the character and appearance of the street scene. The proposed development therefore fails to improve the character and quality of the area and is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

15/01339/HOUS — No. 228 Broad Lane - Erection of two storey extension and new porch to front including demolition of existing porch, single storey side extension, erection of detached garage and formation of new driveway with associated external works (Resubmission 15/00939/HOUS) – Grant subject to conditions 13/01/16

85/D18544 — No. 232 Broad Lane - Two storey extension to rear of dwellinghouse – Grant subject to conditions 06/12/85

Consultee responses

Not applicable.

Representations

Letters of notification were sent out to all surrounding dwellings and one supporting representation has been received:

- No objections to this project. The quality of work done previously would suggest this will be done to a high standard

Policy

National

National Planning Policy Framework (NPPF)
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 property has some value in terms of its historic character, design, materials and detailing, although it has not been identified as a building of local interest. The proposal is to extend the property with a dormer extension to the side in a relatively uninterrupted, uniform roofscape of the surrounding area, owing to a general absence of other dormer extensions or other enlargements to the front or side roof spaces of the dwellings on Broad Street save for the adjoining semi-detached property No. 232 Broad Lane.

Moreover, the general lack of front dormers to the dwellings within the local vicinity ensures that a generally unspoilt quality is maintained to the surrounding roofscape. The proposed side dormer extension would be flat roofed and extend across a large proportion of the northern roof slope of the host dwelling.

The proposed dormer would be highly visible from along Broad Lane when approaching from the north. The proposal would have a flat roof, would not be set back from the eaves line of the existing roof and would include small square windows, leading to a large expanse of brickwork which would be noticeably absent of visual interest. Given the above, it is considered that the scale and bulk of the dormer extension would visually dominate the front roof slope of the dwelling to the detriment of its character and appearance.

It is acknowledged that a similar dormer is present on the southern roof slope of 232 Broad Lane. However this dormer corresponds well with the vertical aspect provided by the distinctive windows and chimneys of this property and the materials and fenestration detailing of this dormer make a positive contribute to the distinctive, historic character of the building. The proposed dormer to 230 Broad Lane which would be constructed with small, single, square UPVC windows and anthracite cladding represents a poor attempt to replicate the distinctive design of the corresponding feature to 232 and would actively detract from the distinctive and characterful design of the original building together with the visual amenity of the surrounding area.

The application also proposes the installation of a roof light within the roof slope of the front elevation, however it is not considered that this would have a significant impact in terms of visual amenity.

As such, the proposal is contrary to Policy DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Amenity: DM1 and SPD

The proposed side dormer window would project beyond the side roof slope by a maximum of 5.2 metres (measured from the ridge height of the existing dwelling). The adjoining neighbour to the rear of the host dwelling, No. 228 Broad Lane is currently overlooked by the rear windows of No.230 Broad Lane. Over and beyond the existing relationship it is considered that the proposed side dormer window would not have a negative or detrimental impact on the amenity of neighbouring residents in terms of overbearing impact, overlooking or loss of privacy.

Given the orientation of the site, it is considered that the proposal would not cause any significant overshadowing or loss of light impact to the rear garden or side windows located with the northern elevation of No. 228 Broad Lane.

As such, the proposal is considered acceptable on amenity grounds and complies with Policy DM1 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Recommendation: Refuse:

The proposed side and rear dormer extension would constitute an intrusive addition in the side roof plane and the inappropriate materials and fenestration detail would be detrimental to the character of the existing dwelling. The side dormer extension would be inappropriate in its context and, by virtue of its prominent position when viewed from public vantage points on Broad Lane, would have a detrimental impact on the character and appearance of the street scene. The proposed development therefore fails to improve the character and quality of the area and is contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

INFORMATIVE

- Location Plan –(60)-05
- Existing Site Plan – (60)-06
- Proposed Site Plan – (60)-07
- Existing Plans and Elevations – HC-16274-(60)-01 A
- Proposed Floor Plans – HC-16274-(60)-02 B
- Proposed Elevations – HC-16274-(60)-03 B
- Proposed Section – HC-16274-(60)-04 C

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.

	Date	**Officer**
Report Completed	23.01.2019	Signed: NH
Authorisation	31.01.2019	Signed: AT

Report Author Neil Harkin