

Proposed Flat Roof Dormer Extension

80 Little Clegg Road, Smithy Bridge, Littleborough, OL15 0EF

1. Introduction

This Planning Statement has been prepared by Cadence Architecture Ltd on behalf of Mr Cattermole, the owner and occupier of 80 Little Clegg Road, Smithy Bridge, Littleborough, OL15 0EF. It supports a householder application for planning permission for the erection of a flat roof dormer extension to the front roof slope of the dwelling.

The statement sets out the background to the proposal, describes the site and its context, explains the design rationale, and demonstrates that the proposal accords with the relevant planning policies of Rochdale Borough Council and the National Planning Policy Framework (NPPF).

2. Site and Context

The application site is a stone-built terraced dwelling located on Little Clegg Road in the Smithy Bridge area of Littleborough. The property is of Victorian construction and forms part of a continuous terrace of similar dwellings, which are characteristic of the area and typical of the local vernacular.

The property is arranged over two storeys with a loft space above. Due to the back-to-back nature of the terrace, the dwelling has no rear garden. The existing footprint is modest in size, which limits the options available to the owners for extending at ground floor or to the rear.

The surrounding streetscene is defined by the uniformity of the stone terrace, with consistent ridge heights, slate pitched roofs, and a shared building line along Little Clegg Road. Cars are parked directly to the front of the properties and opposite. The area is not subject to any conservation area designation, Article 4 direction, or other special planning designation.

3. Description of Proposal

The applicant and their growing family are the owner-occupiers of the property. The dwelling currently provides two bedrooms at first floor level and a loft space that is used for storage only. The proposal seeks to convert the loft into a useable master bedroom with en-suite shower room, providing the additional accommodation the family requires.

To achieve this, a flat roof dormer is proposed to the front roof slope. The dormer is designed to maximise headroom within the loft space whilst minimising visual impact on the street. The dormer sits below the ridge line, is set in from the party walls on both sides, and is set back from the existing front roof slope.

The proposed materials are zinc cladding to the dormer walls and roof, with oak coloured UPVC windows and vertical timber-effect cladding detailing. These materials are chosen to present the dormer as a considered contemporary addition that respects the age and character of the host building whilst clearly reading as a modern intervention, in line with current good design practice for extensions to traditional dwellings.

Internally, a new staircase rises from the first floor landing to the new second floor level, which provides a master bedroom and a shower room. The existing layout of the ground floor is unchanged.

The drawings submitted with this application are referenced 163ROC-100 to 163ROC-104 and show the location plan, site plans, existing and proposed plans, and proposed elevations.

4. Design Rationale

4.1 Design Approach

The design has been developed in response to both the practical constraints of the site and the character of the existing building. As a back-to-back terrace with no rear garden, a rear dormer or ground floor rear extension is not a viable option. The front roof slope is the only viable location for additional accommodation.

A flat roof dormer was selected as the most appropriate form for this situation. A pitched or hipped dormer would require a greater degree of alteration to the existing roof structure and would result in a more visually prominent addition. A flat roof dormer, set below the ridge line and positioned centrally between the chimneys, presents a lower profile and sits more comfortably within the roofscape of the terrace.

The design draws inspiration from comparable built precedents that demonstrate how a well-designed flat roof dormer, finished in zinc with complementary timber detailing, can successfully resolve the tension between providing useful additional accommodation and respecting the character of a traditional stone terrace. A particularly relevant example is the Regent Street Dormer by Konishi Gaffney Architects in Edinburgh, published in Dezeen (February 2014). This project involved the conversion of a loft within a Victorian stone terrace into a new bedroom using a low-profile zinc-clad flat roof dormer with a large picture window and timber surround. The parallels with the application property are clear: both are Victorian

stone terraces with modest footprints and limited options for extension, both proposals use a low-profile flat roof dormer set below the ridge, finished in zinc with timber or timber-effect detailing. The images below are provided for illustrative reference.



Figure 1: Regent Street Dormer, Edinburgh. Zinc-clad flat roof dormer to Victorian stone terrace. Architect: Konishi Gaffney. Photography: Alan Craigie. Source: Dezeen.



Figures 2 & 3: Detail views of zinc cladding, timber window surround, and low-profile form within the roofscape. Architect: Konishi Gaffney. Photography: Alan Craigie. Source: Dezeen.

The Edinburgh project demonstrates that this approach can produce a result that is both functional and architecturally resolved, and that it can secure planning approval even in sensitive heritage contexts. The application site carries no such designation, which further supports the acceptability of the proposal.

4.2 Scale and Proportion

The dormer has been carefully scaled to sit within the roof slope without dominating it. It is set back from the eaves, set in from both party walls, and does not breach the ridge line. This ensures that the original pitched roof form of the dwelling remains legible and that the dormer reads as a secondary element rather than a primary one. The proportions of the window opening are appropriate to the scale of the structure and relate well to the fenestration of the floors below.

4.3 Materials

The external materials proposed are zinc cladding to the dormer roof and walls, with oak coloured UPVC windows and vertical cladding detailing to the fascia. Zinc is a proven and widely accepted material for contemporary roof extensions to traditional dwellings. It weathers to a low-key charcoal finish that complements natural slate and stone, and its durability makes it a responsible long-term choice. The oak coloured window frames provide a warm contrast to the zinc without introducing a colour that conflicts with the existing stone and slate palette of the terrace.

5. Planning Policy

5.1 National Planning Policy Framework

The NPPF sets out the Government's planning policies for England. Paragraph 130 states that planning decisions should ensure that developments add to the overall quality of the area, are visually attractive, and are sympathetic to local character and history. The proposal has been designed with these objectives in mind.

The NPPF also supports the delivery of additional housing accommodation to meet the needs of existing households. The proposal contributes to that objective by enabling a growing family to remain in their home through the creation of a much-needed additional bedroom.

5.2 Local Planning Policy

Rochdale Borough Council's development plan policies require that householder extensions are well-designed, respectful of the character and appearance of the host property and its surroundings, and do not cause undue harm to the amenity of neighbouring occupiers.

The proposal satisfies these requirements. The dormer is modest in scale, carefully detailed, and uses materials appropriate to the local context. It does not project beyond the ridge line, does not affect the party walls, and does not introduce any new openings that would result in overlooking or loss of privacy to neighbouring properties.

5.3 Permitted Development

For completeness, the applicant notes that the addition of a dormer to the front elevation of a dwelling falls outside the scope of permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. This application is therefore submitted for full householder planning permission in the usual way.

6. Impact on Neighbouring Amenity

The proposed dormer is located on the front roof slope of the dwelling and faces the public highway. There are no habitable room windows on the front elevation of the directly adjoining properties at roof level that would be adversely affected by the proposal. The dormer does not project beyond the shared party walls and does not introduce any additional windows that face towards neighbouring properties.

Given the location of the dormer on the front roof slope, there is no risk of overlooking into the private amenity space of any neighbouring property. The proposal does not result in any unacceptable loss of light, outlook, or privacy to adjacent occupiers.

7. Conclusion

This Planning Statement has demonstrated that the proposed flat roof dormer extension at 80 Little Clegg Road, Smithy Bridge, Littleborough is a well-considered and proportionate response to the needs of a growing family living in a Victorian stone terrace with a limited footprint and no rear garden.

The design is appropriate in scale, position, and material choice. It draws on established built precedent to demonstrate that this form of extension can be successfully delivered on this building type. It does not harm the character or appearance of the host building or the wider streetscene, and it does not cause any unacceptable impact on the amenity of neighbouring properties. The proposal is consistent with the aims and objectives of the National Planning Policy Framework and the relevant policies of Rochdale Borough Council.

Planning permission is respectfully sought.