

Report to Planning and Licensing Committee



Date of Meeting	30 th May
Portfolio	September Councillor Daalat Ali Cabinet Member for Planning & Housing
Report Author	Neil Harkin
Public/Private Document	Public

Application: 17/01060/HOUS	Township: Rochdale	Ward: Central Rochdale
Appeal reference: APP/P4225/D/18/3193083		
Site Address: 304 Entwistle Road, Rochdale, Lancashire OL16 2LH		
Proposal: Front and rear dormer extensions		
Applicant: Mr A Rashid	Agent: Stephen Hague	
Decision level: Delegated (subject to call up)		
Planning Inspectorate Decision: Appeal allowed 9 th April 2018		
<ul style="list-style-type: none"> - The application was refused on the grounds of design with the front dormer being highly visible and would result in a negative impact upon the street scene of Entwistle Road. In addition the flat roof design of the front and rear dormers would have a detrimental impact upon the character of the existing dwelling and surrounding area. - The application was also refused on the grounds of loss of privacy for the occupants of 55 and 57 Hamer Lane. - The Inspector disagreed with the Council stating that there are a number of front and rear dormers on Morley Street and Hamer Lane which would justify a relaxation of the SPD's of the guidelines for front dormer. The Inspector went on to state that due to the location of the dwelling, any addition to the roof plane would be noticeable and that the design of the dormers would reflect the character of the area. - The Inspector acknowledged that the distance between proposed rear dormer windows and the rear habitable room windows of 55 and 57 Hamer Lane would not accord with the minimum space standards set by the SPD. However the Inspector determined that the relationship between these windows would not be dissimilar to other properties and the character and density of the area would justify an exception to the minimum space standards set by the SPD. - As a result, the appeal was allowed with a condition specifying the approved plans in order to provide certainty. 		