

Report to Planning and Licensing Committee



Date of Meeting	5th November 2020
Portfolio	Councillor Carol Wardle, Cabinet Member for Planning, Development & Housing
Report Author	Ryan Killeen
Public/Private Document	Public

Application: 19/01240/FUL	Township: Rochdale	Ward: Spotland
Appeal Reference: APP/P4225/D/20/3247472		Decision level: Delegated
Site Address: 173 Rooley Moor Road,		
Proposal: Proposed rear dormer and installation of rooflight to front elevation - Resubmission of 19/00765/FUL		
Applicant: Mr Khalid Ayub		Agent: Mr M Farooq
Planning Inspectorate Decision: Appeal Allowed – 10 September 2020		
<ul style="list-style-type: none"> – The application was refused due to the effect the proposed rear dormer would have on the character and appearance of the area, with particular regard to the setting of the nearby Grade II listed Spotland Methodist Church and the Spotland Fold Conservation area. – The inspector considered the area to derive its significance from the traditional cottages, streets and houses, as well as from the presence of the church. This was considered to be adequately preserved as the proposed rear dormer would not have been seen in longer views of the frontages. – Other than views to the side yard of the appeal property, the dormer would not be widely seen from within the conservation area and would not obstruct key views of the traditional cottages and houses which are characteristic of the area. – The inspector stated that where the dormer would be visible, its size, design – The Inspector highlighted that the whilst the SPD does exclude box rooms and studies as habitable rooms, it is only supplementary guidance and given an increase in home working, particularly as a result of the ongoing COVID-19 pandemic, they saw no reason as to why a study should not be considered a habitable room in which future occupants are likely to spend considerable amounts of time. – With no window to serve the proposed study/store room, the inspector stated that the space would have no independent source of daylight and no outlook, resulting in a dark, oppressive and claustrophobic environment for its future occupiers. – As condition requiring an obscure glazed window would not address the lack of outlook, the inspector concluded that it would fail to overcome the harm identified and would not provide acceptable living conditions for future occupants, with regard to daylight and outlook. Contrary to policy DM1 of the Adopted Core Strategy and National Planning Policy Framework. – Other matters included the appellant's assertions that the overall design of the proposal would be proportionate and in keeping with the overall character of the 		

immediate area, and would provide additional accommodation to meet family needs. The inspector considered that these matters did not outweigh the harm identified.