

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	16.10.25
Application Reference	25/00955/HOUS
Address	10 Mount Road, Middleton, M24 1DZ
Proposal	First floor side and rear extensions, alteration to fenestration to side and rear elevations following removal of existing chimney to side

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).

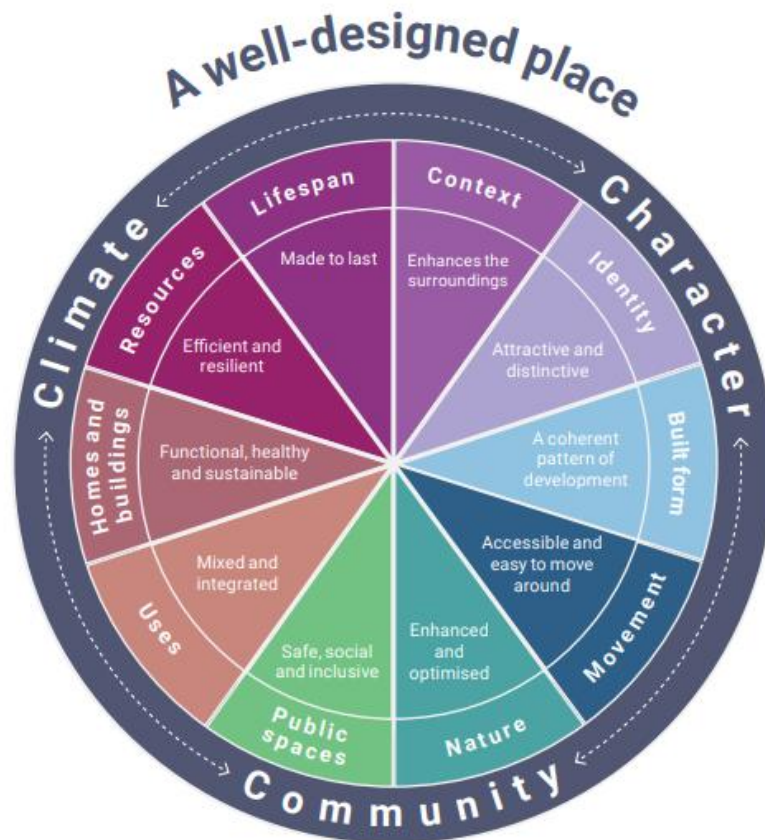


Figure: The ten characteristics of a well-designed place
Source: National Design Guide, 2021
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Reason(s) for Consultation

Building / Urban design

Assessment

This assessment has been made against:

National Guidance:

- The National Planning Policy Framework
- The ten characteristics of a well-designed place contained within the National Design Guide
- National Model Design Code
- Building for a Healthy Life design toolkit

Local Policy:

- Rochdale Core Strategy policies:
 - S03 – To improve design, image and quality of place
 - P2 – Protecting and enhancing character, landscape and heritage
 - DMI (General Development Requirements)
- Supplementary Planning Documents:
 - Oldham and Rochdale Urban Design Guide

The Unitary Development Plan

- G/H/I - Housing
- G/BE/I - Design Quality;

SUMMARY

The flat roof form is visually discordant with the host dwelling and, alongside the loss of the chimney, further erodes its architectural character. The proposal fails to uphold principles of high-quality design. Changes should be made to improve the roof form / shape.

Over time the original dwelling has been altered by a series of extensions and modifications that have eroded its character. Although a two-storey flat-roof element is already present, it is set well back and is not prominent in the streetscene. The proposed scheme would bring that flat-roof feature forward and make it more visible, increasing its discordance with the existing roof form and with neighbouring properties along the road. The loss of the chimney further detracts from the building's original character.

A relevant example can be seen at 14 Mount Road, where a flat-roofed side extension has undermined the architectural integrity of the original building and detracted from the visual quality of the street scene. Although implemented over two decades ago, design policy has since evolved considerably, particularly following the introduction of the National Planning Policy Framework (NPPF) - with a stronger emphasis on contextual design and local distinctiveness.

Consistency and continuity are important to preserve local distinctiveness. Creating an extension that relates in scale, form, and roof design to the existing building is essential to uphold the architectural integrity of the property and the wider street scene.

Despite past alterations, the street retains several buildings of architectural interest, including the immediate neighbour, which contributes positively to the townscape. Permitting further ad hoc and visually incoherent extensions risks cumulative harm and sets an undesirable precedent for future development.

While the proposed extension is slightly recessed from the principal gable, the flat roof remains visually dominant and at odds with the established roofscape. A hipped roof form would offer a more sympathetic response, aligning better with the existing structure. This may involve a more holistic approach to other existing roof structures for this to work. Retention of the chimney is also encouraged, as it represents one of the few remaining features of character following extensive modifications to the property. The history of incremental, unsympathetic changes should not justify continued erosion of design quality.