



PLANNING BY DESIGN
FROM CONCEPT TO COMPLETION

Planning, Design and Access Statement

First Floor Rear Extension

92 Leander Drive, Rochdale OL11 2XE

On Behalf of Mohammad Khan

Prepared by **Planning By Design**

Application

Planning By Design (Agent) has been instructed to act on behalf of Mohammad Khan (Applicant) to submit a planning application to Rochdale Council (the Local Planning Authority) for a first-floor rear extension at 92 Leander Drive, Rochdale OL11 2XE (the site).

In support of this application, the following Planning, Design and Access Statement has been constructed to demonstrate the suitability of this site for this proposal and evaluate its accordance with national and local planning policy along with supplementary design guidance.

Site Location

The application site is located within a residential area on Leander Drive, Rochdale, characterised by detached and semi-detached dwellings. The surrounding properties have undergone various modifications, including single-storey and two-storey rear extensions. The site is not within a conservation area or subject to Green Belt restrictions.

The property is a two-storey detached dwelling with an existing single-storey rear extension. It benefits from off-street parking and a private rear garden. There are similar rear extensions at Nos. 82, 94, and 106 Leander Drive and No. 39 Sherwin Way, demonstrating that such developments are commonplace in the locality.

Planning History

A review of the planning records indicates that no formal planning applications have been submitted for the site. However, the property has been extended previously with a single-storey rear extension, which was constructed under Building Control oversight but without a formal planning or permitted development application. The Council is aware of this extension; sending a notice to the Applicant regarding the height. There were email correspondences with a Council Officer, although it is prudent not to include them in this application. Nevertheless, it was confirmed planning permission was not required for that development. We consider this application will formalise the single storey extension.

Although no prior applications exist, several properties in the immediate vicinity have obtained planning permission for two-storey rear extensions, providing a precedent for the current proposal. Additionally, there are no known Article 4 Directions restricting development rights at the site.

The Proposal

The proposal seeks planning permission for a first-floor rear extension above the existing single-storey rear extension at 92 Leander Drive, Rochdale. The extension will have a depth of 4 metres and a width of 6.86 metres, spanning the full width of the existing ground floor extension. The flat roof will be built with bricks that are consistent with the main house to ensure visual continuity. The proposed extension will accommodate two enlarged rear bedrooms, each with a new en-suite bathroom.

Windows on the rear elevation will provide natural light, while side-facing windows will be obscure glazed with window restrictors to mitigate overlooking. The proposal does not alter the front elevation or impact the existing off-street parking provision.

Applicant Rationale

The property is a 4-bed and will stay as such. The extension will make the back two bedrooms larger with ensuites. The extension is for family – aging mother and need larger space and independence for children as they are also getting older.

The proposal establishes a need for altered housing to meet modern needs utilising previously developed land and existing housing stock. As new homes are at a high price, altering existing housing stock where possible should be supported as a sustainable alternative to produce additional and modern residential accommodation. The proposal not only improves existing housing stock, but does so in a way that is sustainable. A family-sized unit will be retained as part of this proposal with each altered room meeting national space standards better than existing.

Planning Policy

The following planning policy and guidance documents are recognised as material considerations for the assessment of this application.

National Planning Policy Framework (2024 – NPPF)

- Section 2: Achieving Sustainable Development
- Section 12: Achieving Well-Designed and Beautiful Places

Rochdale Core Strategy (2016)

- Policy P3 (Improving Design of New Development)
- Policy DM1 (General Development Requirements)
- Policy G9 (Reducing Flood Risk)
- Policy T2 (Improving Accessibility)

Supplementary Planning Guidance

- Residential Design Guide SPD (2007)

Planning Assessment

This section evaluates the proposal against the relevant material considerations, demonstrating that the extension aligns with planning policy and is an appropriate addition to the existing dwelling.

Design, Scale, and Visual Impact

The proposed extension has been carefully designed to ensure it remains subordinate to the existing dwelling, in line with Policy P3 of the Core Strategy and the Residential Design SPD. The use of matching brickwork ensures the extension integrates seamlessly with the main

house. Given that similar two-storey rear extensions exist at Nos. 82, 94, and 106 Leander Drive, as well as No. 39 Sherwin Way, the proposal will not appear out of character with the locality.

Additionally, as the extension is positioned at the rear of the property, it will have no impact on the street scene, and its design maintains the cohesive character of the neighbourhood. The NPPF (Paragraph 134) supports well-designed extensions that respect local character, and this proposal meets that objective.

Residential Amenity

The proposal has been designed to protect the amenity of neighbouring properties, in accordance with Policy DM1 of the Core Strategy and the Residential Design SPD.

The extension includes side-facing windows, which will be obscure glazed and fixed shut to prevent overlooking. The rear-facing windows align with the existing outlook of the property and are consistent with the established pattern of development in the area.

The 4-metre depth of the extension remains within reasonable limits to ensure it does not create an overbearing presence or cause undue overshadowing to adjacent properties. Additionally, it does not breach the 45-degree rule, ensuring it will not significantly impact natural light levels to neighbouring habitable rooms.

The extension will be used as additional bedroom space, meaning it will not introduce excessive noise or activity beyond what is typical for a residential dwelling.

Impact on Parking and Highways

The proposal does not increase the number of bedrooms beyond the existing four, meaning there is no additional parking demand. The existing off-street parking arrangement remains unchanged, in line with Policy T2 of the Core Strategy.

Sustainable Development and Efficient Use of Land

The NPPF strongly supports the efficient use of previously developed land, particularly in urban areas. This proposal enhances an existing dwelling, improving its functionality and suitability for modern family living without increasing the pressure for new housing development elsewhere. The proposal supports Paragraph 11 of the NPPF, which promotes sustainable development that meets evolving housing needs.

Conclusion

The proposed first-floor rear extension at 92 Leander Drive is a well-designed and appropriate enhancement to the existing dwelling. It respects the character of the area, preserves neighbouring amenity, and makes efficient use of the property to better meet the needs of the applicant's family. The extension is in keeping with similar developments in the locality and will have no adverse impact on the street scene or parking provision.

Given these factors, we respectfully request that Rochdale Borough Council grants planning permission for this proposal.