

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	28.07.25
Application Reference	25/00633/FUL
Address	10 Mount Road, Middleton, M24 1DZ
Proposal	First floor side extension, formation of gable roof to existing side extension, formation of a pitched roof to the existing front porch, alteration to fenestration on all

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](#).

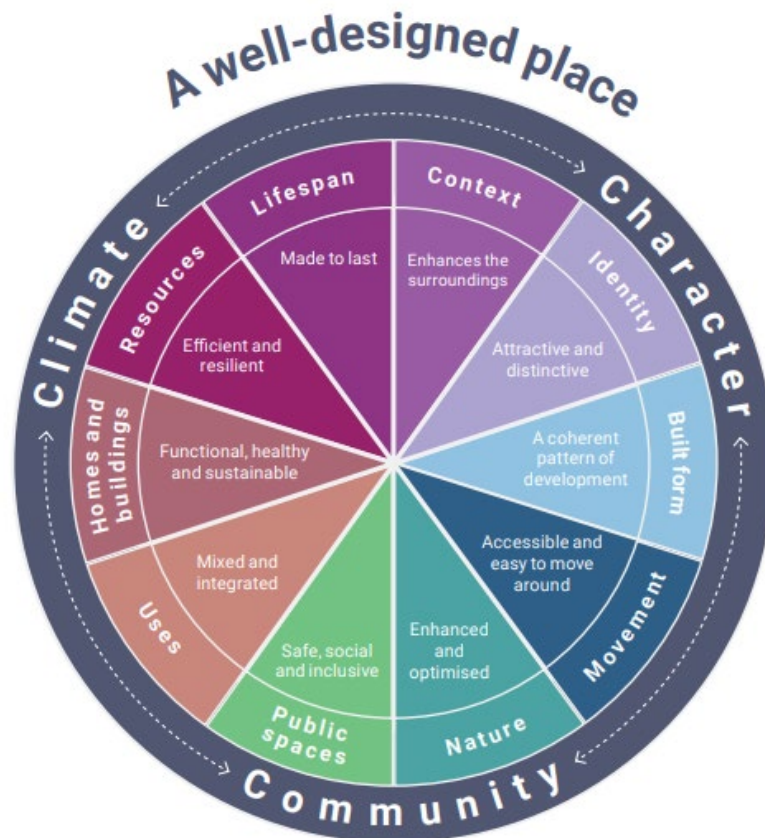


Figure: The ten characteristics of a well-designed place

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 proposed double-storey side extension would extend beyond the existing single-storey projection and project forward of the original front elevation, undermining the form, character, and architectural integrity of the host dwelling.

There is an acknowledgement the existing single storey extension already projects forward from the main building line and this creates an unsettled, inconsistent frontage. The cumulative addition of a new double-storey element over the existing single-storey side extension further erodes the original massing and symmetry of the house and dismisses the form of the original roofline.

The independent gable roof, unlinked to the main roof, appears incongruous and jarring. This disconnection prevents a harmonious visual relationship with the house itself, adjacent properties and compromises consistency and continuity along the street.

The proposed window arrangement lacks alignment and the proportion and shape appears obtrusive, resulting in a disordered façade that further undermines the overall architectural quality.

Consistency and continuity are important to preserve local distinctiveness. Extensions should sit back from the principal façade and maintain the rhythm and hierarchy of openings.

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.

Recommendations

If you felt the extension was not considered over-development, the applicant should explore the following:

1. Set the new side extension's front wall at least 1 m behind the main façade to preserve the original building line and ensure a subordinate visual hierarchy.
2. Adopt a roof form that ties into the existing eaves and ridge – certainly omit the apex feature
3. Realign window openings to reflect the proportions and positions of the original fenestration, reinforcing a coherent pattern across both old and new elements.
4. Use matching materials and detailing (bricks, roof tiles, bargeboards) to ensure the extension reads as a thoughtful addition rather than an independent structure.