

Officers Report

Case Reference: 25/01179/HOUS
Location: 15 Falcon Close, Rochdale, OL12 7RY
Proposal: Two storey side extension incorporating front dormer extension and removal of existing chimney
Recommendation: Approve with Conditions
Officer: Sam Yuen

LOCATION

The application relates to no. 15 Falcon Close, a detached dormer bungalow located in Norden. The dwelling is located close to the end of a cul-de-sac along a building line with a staggered layout. It is adjacent to no. 13 Falcon Close to the east, adjacent to no. 17 Falcon Close to the west, and faces the highway to the north-east. The rear curtilage boundary backs onto the rear curtilages of nos. 14 and 16 Durnford Close to the south.

PROPOSAL DESCRIPTION

Planning permission is sought for a side extension which projects a maximum 3.15m from the south-east facing side elevation of the dormer bungalow. The extension, as amended, is marginally set back from the main front wall by 0.22m and would match the existing in terms of roof form and ridge and eaves height. As part of the extension, a flat roof front dormer extension is also proposed to project from the existing dormer, measuring 4.95m in length, 1.58m in height and 2.69m in depth.

The submitted plans also indicate the removal of the existing chimney.

The proposals would be constructed from materials matching the host dwelling.

RELEVANT PLANNING HISTORY

25/00910/HOUS - Part two, part single-story front/side extension, extension to front dormer, alteration to roof including rooflights following demolition of existing detached garage – Refuse

Officer's Comment:

1. The totality of the proposed development comprises poor design that would amount to an unresolved and incongruous appearance that would be harmful to the character and appearance of the surrounding area. In particular, the form and scale of the proposed dormer to the front roof slope would not be in keeping with the character of the area, and would be highly visible in the street scene and is not considered acceptable. As such the proposal would not comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for

Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.

19/00630/HOUS - Erection of single storey rear extensions following demolition of conservatory (part retrospective) - Grant subject to conditions

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

AMENDMENTS

Amendments were made to alter the ridge height of the proposed side extension to match the host dwelling.

DESIGN

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposal seeks to extend the dwelling through a side extension and front dormer extension. The side extension would be level with the ridge line of the host dwelling, though given the built form of the dormer bungalow, the extension would not appear to dominate the host dwelling and would be appropriately scaled.

The proposed extension would be constructed in materials matching the host dwelling and would be appropriately designed in this regard.

It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

No concerns are had regarding any potential harm arising from the 'terracing effect' due to the staggered layout of the immediate building line.

The proposed front dormer extension would be viewed in the context of the surrounding building line where front dormers are original features of dwellings. Therefore the dormer extension would be acceptable in principle.

The dormer extension would match the existing front dormer in built form, would be adequately set away from the ridge, side wall and eaves and would be constructed in matching materials. The proposal would therefore comply with all points of Section 5.17 of the SPD and would constitute acceptable design.

The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

AMENITY

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed side extension would project 4m from the rear elevation and along the common boundary of adjacent no. 13. Whilst this complies with the maximum standard for single-storey extensions as per Section 5.6 of the SPD, it exceeds the standard for two-storey extensions set out in Section 5.8. Notwithstanding, given the built form of the bungalow, the extension would be more akin to a one and half-storey structure. With this in mind, and considering the siting of the extension to the north-west of no. 13, the overshadowing and overbearing impact of the proposal would be acceptable.

The proposed front dormer window does not project beyond the existing dormer and would be sited in excess of 27m from the front habitable windows of 24 Falcon Close. No adverse overlooking impact has been identified.

There are no upper floor windows to the rear of the proposed side extension, as such, no concerns are had regarding overlooking impacts to the rear-facing properties.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed side extension would sever the existing driveway. Notwithstanding, sufficient off-street parking space for two vehicles would be retained. The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan - drawing no. 2548A-01 received 25/11/2025
- Existing and Proposed Site Plan - drawing no. 2548A-06 received 25/11/2025
- Existing Floor Plans - drawing no. 2548A-02 received 25/11/2025
- Existing Elevations - drawing no. 2548A-03 received 25/11/2025
- Proposed Floor Plans - drawing no. 2548A-04 received 25/11/2025
- Proposed Elevations - drawing no. 2548A-05 rev. A received 13/01/2026

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.