

Officers Report

Case Reference: NOT/2025/1253
Location: 16 Ashbrook Crescent, Rochdale, OL12 9AJ
Proposal: Prior approval for single-storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m, height to eaves at 2.9m)
Recommendation: Refuse
Officer: Luke Rigby

Site Description

The application site consists of a two-storey semi-detached residential dwelling located to the east of Ashbrook Crescent in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof. An existing single storey extension is found to the rear elevation of the dwelling.

Description of Proposed Development

The Host Dwelling is: **Other** (Semi-Detached)

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: **6m**

What will be the maximum height of the proposed extension measured externally from the natural ground level: **2.9m**

Neighbours notified

Nos. 14 & 18 Ashbrook Crescent

Nos. 18 & 20 Ash Close

Number of representations received:

1 No. objection was received relating to an undue loss of light for neighbouring occupiers as a result of the projection of the development.

Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house subject to it not being contrary to any of the following criteria:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

Complies

b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Complies

c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Complies

d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Complies

e) The enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Complies

f) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

Complies

g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

a). extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

b). exceed 4 metres in height;

Complies

h) the enlarged part of the dwellinghouse would have more than one storey and—

- i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
- ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Complies

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

Complies

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- i. Exceed 4 metres in height;
- ii. Have more than a single storey, or
- iii. Have a width greater than half the width of the original dwellinghouse

Complies

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

Complies

- k) It would consist of or include-
 - i) The construction or provision of a verandah, balcony or raised platform
 - ii) The installation, alteration or replacement of microwave antenna
 - iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
 - iv) An alteration to any part of the roof of a dwellinghouse

Complies

A.3 Development is permitted by Class A subject to the following conditions—

- a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The development has not begun on site prior to -

- a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

Complies

Prior Approval Assessment

Under Class A of the General Permitted Development Order, permission is granted subject to condition A.4 (7) which reads:

“Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”.

One objection was received relating to a potential undue loss of light for neighbouring occupiers.

The provisions of Schedule 2, Part 1, Class A of the GPDO do not require Local Planning Authorities to have regard to the development plan, however regard is to be had to the development plan and the NPPF only insofar as they are a material consideration relevant to the matters of assessing the impact on the amenity of adjoining premises.

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. This is generally consistent with the contents of paragraph 135f) of the Framework, which seek to ensure a high standard of amenity for existing and future users.

To support an assessment of the impact of residential development on the amenity of neighbouring properties, the Council's has adopted the Guidelines & Standards for Residential Development SPD. Paragraph 5.1 of the SPD states that extensions *‘should be carefully designed to protect the amenity of the occupants of adjoining properties.’* As such, for single storey rear extensions to an attached property, paragraph 5.6 of the SPD applies a maximum projection of 3m, measured from the rear elevation of the adjoining property, along the common boundary. Paragraph 5.7 goes on to state that the distances referred to (under paragraph 5.6) will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary.

The proposed extension would project 6m from the host dwelling, therefore exceeding the limits set out in the SPD by 3m in the context of no. 14 Ashbrook Crescent. The SPD states that a rear extension may be extended by its offset from the common boundary with a neighbouring dwelling. As such, in the context of No. 18 Ashbrook Crescent, the proposal would comply.

Despite the extension only having a maximum height of 2.9m and having a flat roof, it would nonetheless be substantially taller than the existing boundary treatment and would have an overbearing impact upon the rear facing doors (which it is reasonably assumed serve a habitable room) and garden area of no.14 Ashbrook Cres. For the avoidance of doubt, there are no concerns in respect of overshadowing as the extension would sit to the north of no.14.

Overall however, the proposed extension therefore fails to comply with Paragraph 135 of the National Planning Policy Framework and Policy DM1 of the adopted Core Strategy.

Decision: Prior Approval Required and Refused

Refusal(s) (1)

- 1 By virtue of failure to comply with condition 4 (7) which subjects the application to prior approval by the local planning authority should an objection being received on the grounds of an impact on amenity. In this instance, by virtue of its siting and size, the proposed development would give rise to an undue overbearing impact upon the rear garden area and rear facing habitable room fenestration of no.14 Ashbrook Crescent. The development fails to comply with the requirements of the Guidelines and Standards for Residential Development SPD, Policy 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.

Informative

- 1 For the avoidance of doubt, this decision relates to the following plans and drawings:
 - Proposed Plans and Elevations (December 2025)
 - Location Plan (28/11/2025)