

Officers Report

Case Reference: PL/2025/1197
Location: 24 Eclipse Close
Rochdale
OL16 2YU
Proposal: Two storey side extension
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 24 Eclipse Close, a two storey, semi-detached dwelling located in a residential area of Rochdale. The property adjoins no. 26 Eclipse Close to the southeast and is adjacent to no. 22 to the northwest. The rear boundary of the curtilage borders a parcel of recreational open space to the south.

PROPOSAL

Permission is sought for a two storey side and rear extension. The extension would project approximately 2.37m from the existing side elevation and would be set back 1m from the existing front elevation with the ridge line set down accordingly. The extension would also project 1.47m beyond the existing rear elevation. Materials for construction would match those used in the exterior of the existing property.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 13.01.2026

ASSESSMENT

Design, character and appearance

PfE Policy JP-P1 requires new development to be distinctive with a clear identify that: *'Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.'*

CS Policies DM1, P1 and P3 require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area' and to 'enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.'* 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 extension is considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the existing property.

Moreover, the extension would be finished in brickwork, render, roof tiles and window frames to match the existing property.

The proposed 1m setback of the side extension from the existing front elevation would comply with the 'terracing effect' requirements outlined in the SPD.

While the bins would be stored in public view to the front of the extension, it is noted that the bins are currently stored in a similar position on the driveway with comparable arrangements along the cul-de-sac.

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

Residential amenity

CS Policy DM1 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 extension would comply with the projection limit for two storey extensions outlined in section 5.9 of the SPD. Therefore, it is not considered that the extension would result in an undue loss of light or outlook for the neighbouring occupiers.

Furthermore, it is noted that the side elevation of no. 22 Eclipse Close is blank and that there are no residential properties to the rear of the application property. The proposed front elevation windows would comply with the minimum space standards outlined under section 4.1 of the SPD. On this basis, it is not considered that the proposal would result in an undue loss of privacy for any neighbouring occupiers.

All habitable rooms within the application property would receive adequate natural light and outlook, and a 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 occupiers.

The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS Policy DM1, the SPD and the NPPF.

Highways and parking

NPPF paragraph 116 advises that: '*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.*'

The application property currently benefits from two off-street parking spaces, however the proposed side extension would reduce this provision to one space. However, it is noted that the proposal would not interfere with the existing parking arrangement as the part of the driveway to the side of the house is used for bin storage. Moreover, the Highways Authority was consulted on the application and raised no objections.

On this basis, it is not considered that the proposal would have an unacceptable impact on highway safety, in accordance with CS Policies DM1 and T2, CS Appendix 5 and the NPPF.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

Highways - No objections.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.[AC1]

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Location Plan
- Existing Plans. Dwg no. 2371/1
- Proposed Floor Plans and Site Plan. Dwg no. 2371/2
- Proposed Elevations. Dwg no. 2371/3

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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.