

Officers Report

Case Reference: 25/01097/HOUS
Location: 14 Banbury Road Middleton Rochdale M24 1GB
Proposal: Single storey side extension with pitched roof.
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 14 Banbury Road, a two-storey semi-detached dwelling located in Alkington. The dwelling is adjoined by no. 16 Banbury Road to the south, adjacent to no. 12 Banbury Road to the north and faces the highway to the east. The rear curtilage boundary backs onto the rear curtilages of nos. 23 and 25 Worcester Road to the west. The property benefits from a driveway to the front and side of the dwelling.

PROPOSAL DESCRIPTION

Planning permission is sought for a single-storey front and side extension which projects 0.59m and 1.91m from the front elevation and side elevation of the dwelling respectively. The front projection measures 4.57m in width and has a gable-fronted roof form with a ridge height of 3.41m and a height to eaves of 2.65m. The side projection comprises a lean-to roof form.

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

RELEVANT HISTORY

N/A

CONSULTEE RESPONSES

Highways And Engineering

The proposals detailed within this application will not have any impact upon the highway. Highways have no objection to the proposal.

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

Following comments from the Planning Officer, amendments were made to alter the previously proposed render finish to matching brickwork.

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 proposed front and side extension would introduce a large structure which would occupy the north-eastern corner of the host dwelling. Whilst there are concerns the gable form and width of the extension would appear obtrusive against the dwelling, it is accepted that the proposal would be of a similar design and appearance to a recently approved extension at adjacent no. 22 Banbury Road (ref: 20/01085/HOUS). Given this site context, it is considered the visual impact of the extension to the surrounding street scene would be acceptable on balance.

Materials of the proposed development as amended would match the host dwelling and would be designed appropriately for this context.

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

It is noted the proposed extension would result in the loss of the side access for refuse bins to be sited away from public view. Notwithstanding, the existing arrangement for neighbouring properties already comprises of refuse bins to the front driveway space. In any event, it is considered the presence of refuse bins visible to the highway would not amount to such unacceptable harm to which a refusal is warranted.

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 extension does not directly face any properties and does not comprise a front projection which would give rise to adverse overshadowing impact to the neighbouring occupiers.

Sufficient garden space of a functional layout would be retained and thus no harm has been identified regarding the residential amenity impacts to the host occupants.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted 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 extension would sever the existing side driveway, resulting in one residual off-street parking space for the dwelling. Notwithstanding, given the residential and low-trafficked nature of the highway, it is considered the potential addition of one vehicle to the highway would not amount to unacceptable harm to highway safety. The Council's Highways Officer has also been consulted and has raised no objection.

The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted 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 and Existing and Proposed Site Plan - drawing no. CM374 PL 03 received 28/10/2025
- Existing Floor Plans and Roof Plan - drawing no. CM374 EX 01 received 28/10/2025
- Existing Elevations - drawing no. CM374 EX 02 received 28/10/2025
- Proposed Floor Plans and Roof Plan - drawing no. CM374 PL 01h received 13/01/2026
- Proposed Elevations - drawing no. CM374 PL 02i 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.