

Officer Report

Case Reference: 25/01010/HOUS
Location: 49 Newhouse Crescent Rochdale OL11 5RR
Proposal: Two-storey rear, first floor side extension and alteration to fenestration to the rear elevation
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 49 Newhouse Crescent, a two-storey detached dwelling located in Norden. The dwelling is adjacent to no. 47 Newhouse Crescent to the north, adjacent to no. 94 Clay Lane to the south, and faces the highway to the west. The rear curtilage boundary backs onto an unadopted access road to the east. The property benefits from a large front hardstanding.

PROPOSAL DESCRIPTION

Planning permission is sought for a first-floor side extension which projects 2.71m from the side elevation of the dwelling, above the existing attached garage. The extension would continue the dual-pitched roof form of the host dwelling with matching ridge and eaves height. A lean-to roof would be added above the ground floor front projection.

The application also proposes a two-storey rear extension which projects 3m above the existing single-storey rear extension. It is characterised by a hipped roof form and is set down from the ridge by 0.04m with matching height to eaves.

The submitted plans also indicate the blocking up of the existing rear elevation door opening and alteration of the rear elevation window.

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

RELEVANT HISTORY

80/D10307 - Kitchen Extension - Grant subject to conditions

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. One objection letter and one neutral representation were received with the following representations:

- Proposed extension would take away light from adjacent property.
- Proposed extension is not in line with existing properties and will alter the appearance of the street scene.
- Concerns regarding the large size of the extension and its visibility from neighbouring properties.

Officer's Comments:

- Concerns relating to the overshadowing impacts of the proposal are addressed under the 'Amenity' heading of the report.
- Concerns relating to the visual impact of the proposal are addressed under the 'Design and Appearance' heading of the report.

RELEVANT 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 Officer, amendments were made to reduce the two-storey rear projection from 3.64m to 3m.

DESIGN AND APPEARANCE

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 Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, 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 first floor side extension would reflect the built form and dual-pitched roof of the host dwelling and would appear in keeping in this regard. No concerns are had regarding any potential harm arising from the 'terracing effect' given the clear separation of house plots and the staggered layout of the immediate building line.

The proposal also seeks to construct a full-width two-storey rear extension which would significantly increase the footprint of the original dwelling. Notwithstanding the scale of the enlargement, views of the extension from the highway would ultimately be limited and the extension would not materially alter the built form of the host dwelling. The extension would be marginally set down from the ridge line and is thus not considered to be a dominant addition to the dwelling.

Materials of the proposed development 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.

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

RESIDENTIAL 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 first-floor side extension does not project beyond the front elevation of the host dwelling and would be sited in excess of 18m from the amenity space of no. 96 Clay Lane, therefore meeting the minimum space standards of Section 4.1 of the SPD.

With reference to the SPD, the proposed two-storey rear extension would exceed the 30-degree line measured from no. 47 set out in Section 5.10 by circa 0.24m. However, it is noted no. 47 is sited on an elevated position circa 1.1m above the host dwelling and the two properties are separated by heavy line of boundary hedging. Given this spatial relationship and the marginal exceedance beyond the SPD guidance, it is considered the proposed extension would not amount to unacceptable levels of overbearing and overshadowing impact to the occupiers of no. 47 and would be acceptable on balance.

The proposed rear extension would be sited circa 11m from the rear habitable room windows of no. 94. It is noted this distance falls short of the minimum space standards of Section 4.1 (ii); however, this would not differ from the existing separation distance between the two dwellings. Given this established spatial relationship and the siting of the extension to the north, it is considered that the access to outlook and natural light from no. 94 would not be significantly compromised and would be acceptable on balance.

The rear amenity space of no. 94 is sited on a lower level to the host dwelling and is subject to the large expanse of brickwork from the side elevation of the host dwelling, which will be enlarged in light of the proposed rear extension. Following concerns raised by the Officer, the applicant has agreed to reduce the two-storey projection facing no. 94 from 3.64m to 3m, which is considered to be sufficient in mitigating the potential overbearing impacts.

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 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 development would not impact on parking arrangements for the property, the provision of which would be retained in the front hardstanding. The proposal is 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 - received 03/10/2025
- Existing and Proposed Site Plan - drawing no. 25.3669.3C received 25/02/2026
- Existing Floor Plans - drawing no. 25.3669.1 received 03/10/2025
- Existing Elevations - drawing no. 25.3669.2A received 03/10/2025
- Proposed Floor Plans - drawing no. 25.3669.SC1.1G received 25/02/2026
- Proposed Elevations - drawing no. 25.3669.SC1.2F received 25/02/2026

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.