

Officer Report

Case Reference: PL/2026/0035
Location: 10 Thornbank Close, Rochdale, OL10 2NH
Proposal: Two storey rear extension, first floor side extension, new door opening to NE side elevation and insertion of new window to first floor NW side elevation together with internal alterations
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 10 Thornbank Close, this is a two storey detached dwelling. The dwelling benefits from off street parking, front and rear amenity space.

The site is located within the Defined Urban Area.

Proposal

The application seeks permission for a two storey rear extension, first floor side extension and alterations to the fenestration. The proposed development will provide additional living space on the ground floor and increase the size of the existing bedrooms on the first floor and add an en-suite.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

Relevant Site History

N/A

Consultation Responses

N/A

Representations

Letters of notification have been sent out to surrounding neighbours, no comments have been received.

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The two-storey rear extension will have a double pitched roof design, on balance this is considered acceptable as it will not be seen from the highway.

The proposed first floor side extension will extend over the existing garage and utility room. The proposed ridge will match the height of the existing ridge and the front elevation, this is considered acceptable as it will not appear to dominate the home.

The proposed development would be finished in materials to match the host dwelling, and this is considered acceptable. The proposed development is of an appropriate scale and does not have a detrimental impact on the street scene.

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.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The SPD sets out in paragraph 5.9 that planning permission will not be granted for 'two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling' the proposed development complies with this SPD and will not have a negative impact on neighbour amenity.

The proposed windows on the rear elevation will not overlook into neighbouring properties, the proposed window on the front elevation will not reduce the separation distances between windows and is considered acceptable. One window is proposed on the side elevation, this will serve a bathroom and therefore is not considered a habitable room. The window will also not look into a neighbouring window.

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

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking layout or highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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 2. This permission relates to the following plans:

- Location Plan
- Existing and Proposed Block Plans 25.3695.3
- Proposed Floor Plan 25.3695.SC1.1
- Proposed Elevations 25.3695.SC1.2

and the development shall be carried out in complete accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.