

Officer Report

Case Reference: PL/2026/0040
Location: 9 GREENBOOTH ROAD, ROCHDALE, OL12 7TD
Proposal: Two-storey side extension including juliette balcony to the first floor
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey end-of-terrace residential dwelling located to the south of Greenbooth Road in a predominantly residential area of Rochdale. The existing dwelling is constructed of stone with a pitched roof.

To the side elevation of the dwelling is a parcel of land which the Local Planning Authority understands was previously the site of a dwelling, however is now used for vehicular parking. Whilst there is no record that a Change of Use occurred to bring this land into the curtilage of No. 9, Officer's are satisfied that, due to the passage of time, this is now lawful.

The site is not within a Conservation Area, is not listed, nor within the setting of any heritage asset. The site is located within the defined urban area as defined by Saved UDP Policy G/D/1 and partially within a Greenspace corridor as defined by Saved UDP Policy G/8. There are no other constraints that would preclude presumption in favour of sustainable development.

PROPOSAL

The application seeks planning permission for the construction of a part single, part two-storey side extension and a Juliet balcony to the rear.

The application is a resubmission of an earlier application, 25/00372/HOUS which was refused by the Council on design grounds and subsequently dismissed at appeal (APP/P4225/D/25/3372468). The application proposes a revised design addressing the Council and Inspector's concerns.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00372/HOUS - Two-story side extension comprising a new kitchen / diner to the ground floor plus a third bedroom, ensuite and balcony to the first floor. Application Refused

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)

JP-P1 Sustainable Places

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

G/8 Greenspace Corridor

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: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a part two-storey, part single-storey side extension and installation of a Juliet balcony to the rear elevation of the dwelling where the extension briefly becomes single storey.

The proposed extension is considered to appear as a subservient and in proportion addition to the existing dwelling. Whilst it is acknowledged that the proposal is not set back from the front elevation at ground or first floor, and would therefore be contrary to the design guidance of the SPD, the proposed extension would still appear as a subservient addition to the dwelling.

Furthermore, any setback from the front elevation in this location - given its strong sense of character and built rhythm - would undermine the character of the terrace and wider street scene and is therefore not considered necessary.

Several fenestrations including windows and 1No. entrance door are proposed to the front elevation. The fenestrations would be in keeping with the existing fenestrations and would not appear incongruous or out of character. Officer's therefore consider that the revised design proposed under this application is sufficient to overcome the primary reason for refusal of the previous application.

Partial render is proposed to the side elevation of the extension. Whilst it is acknowledged that this would be somewhat visible, it would add some relief to an otherwise blank elevation and is therefore not considered to undermine the character of the street scene to a significant degree.

Materials used to external surfaces of the development would be stone to match the existing and uPVC fenestrations. These are considered acceptable on design terms and would be in keeping with the existing dwelling and wider terrace.

Having regard to the above, the proposed development is considered to appear as a subservient and in proportion addition to the existing dwelling which would not appear incongruous or significantly out of character. The revised design addresses the reasons for refusal of the previous application, and the proposal is considered to accord with Policies DM1, P3 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of both the housing SPD and the NPPF.

Residential amenity

Future Occupiers

The proposed extension would see the addition of 1No. bedroom at first floor which would be served by 1No. window to the front elevation and 1No. Juliet balcony to the rear. The bedroom would meet minimum space requirements as set out in the Government's Nationally Described

Space Standards. It is therefore considered that the proposed development would provide an acceptable level of amenity for future occupiers of this habitable room.

Neighbouring Dwellings

The proposed extension would be constructed to the eastern flank of the dwelling and therefore the most severe impact would be on No. 5 Greenbooth Road. This dwelling has no windows to the side elevation and therefore the extension is not considered to appear significantly overbearing or overshadowing.

It is acknowledged that, due to the density and siting of the dwellings along both Greenbooth Road and the neighbouring Edenfield Road and Slaunt Bank, that there is very little space between dwellings, especially their rear elevations. It is further acknowledged that the proposed development - specifically the inclusion of a Juliet Balcony - would give rise to some degree of overlooking. Notwithstanding, the surrounding area is predominantly residential and some degree of overlooking is to be expected; the degree arising as a result of the proposal is not considered significantly detrimental to the amenity that these neighbouring dwellings can reasonably expect to enjoy.

Notwithstanding, it is acknowledged that should the flat roof of the single storey portion of the extension be used as a terrace or balcony, outlook towards the private amenity space of these dwellings would be unreasonable and detrimental to the amenity that they can reasonably expect to enjoy. Officers therefore consider it prudent to attach a condition to any approval restricting the use of this flat roof as a terrace or balcony.

Highways and parking

The application would see the removal of the existing hardstanding to the side elevation of the dwelling which currently provides off-street parking. 1No. off-street parking space would be retained.

The Council's adopted parking standards require that, for a dwelling with 2No. bedrooms, 2No. off-street parking spaces be provided. There is a shortfall of 1No. space. Notwithstanding this shortfall, the minor displacement onto Greenbooth Road is not considered to significantly increase parking pressure within the immediate vicinity, nor is it considered significantly detrimental to the safe operation of the highway to warrant refusal. Traffic restrictions are in force along Edenfield Road to prevent inappropriate parking.

Having regard to the above, whilst not fully compliant with the Council's parking standards, the proposed development is considered acceptable on balance in respect of the highway network.

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

None received.

SUMMARY OF CONSULTATION RESPONSES

N/A.

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.

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) (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

- 2 This permission relates to the following plans and documents: -

DWG No. 0021/01_05 (Revision A; Proposed Site Plan)

DWG No. 0021/01_07 (Revision C; Proposed Elevations)

DWG No. 0021/01_01 (Location Plan)

DWG No. 0021/01_06 (Revision C; Proposed Floor Plans)

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

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 Unitary 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.

- 4 Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 or any Order revoking or re-enacting that Order, the flat roof of the development hereby permitted shall not be used as a balcony, terrace, or similar amenity space without prior written consent from the Local Planning Authority.

Reason: In the interest of protecting neighbour amenity in accordance with Policy DM1 of the adopted Rochdale Core Strategy.

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.