

Officer Report

Case Reference: PL/2026/0038
Location: 9 Kielder Hill, Middleton, Manchester, M24 6TF
Proposal: First floor side extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The application relates to 9 Kielder Hill, this is a detached two storey dwelling. The property is finished in brick and white render, benefits from off street parking, front and rear amenity space.

The site is located in the Defined Urban Area

Proposal

The application seeks permission for a first-floor side extension with a pitched roof, this will provide additional living space.

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).

Representations

Letters of representation have been sent out to neighbouring properties, 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 proposed development consists of a first-floor side extension, the proposed ridge will meet the existing ridge and the proposed front elevation will sit flush with the main elevation. The proposed extension will cover the existing ground floor. The proposed development is considered to be of an appropriate scale and design that it will not result in an overbearing appearance in the street scene or dominate the host dwelling.

The proposed development would be finished in materials to match the host dwelling, and this is considered acceptable.

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 Councils 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 proposed development is not considered to result in a loss of light for neighbours and it does not extend past the front elevation of the house, and it is not taller than the existing ridge. The proposed windows on the front and rear elevation will maintain the separation distances not resulting in a loss of neighbour privacy.

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.

In conclusion the proposed development is not considered to have a negative impact on neighbours in terms of occupier amenity. The proposed development maintains a high standard of design, and there are no highways or any other planning issues. The development complies with the relevant policies of the development plan and is therefore recommended for approval, subject to the following conditions.

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 This permission relates to the following plans:

- Location Plan
- Proposed Site Plan
- Proposed Floor Plans and Elevations 3636-02

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.