

Officer Report

Case Reference: NOT/2026/0055
Location: 43 SALISBURY AVENUE, HEYWOOD, OL10 2NY
Proposal: Prior approval for a proposed single storey rear extension measuring 8m from the original dwelling (with a maximum height of 2.87m and height to eaves to 2.87m)
Recommendation: Approve
Officer: Luke Rigby

Description of Proposed Development

The Host Dwelling is: **Detached**

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: **8m**

What will be the maximum height of the proposed extension measured externally from the natural ground level: **2.55m**

Neighbours notified

Nos. 41, 45 Salisbury Avenue

Number of representations received:

1 No. objection was received relating to an undue sense of enclosure, dominance, overbearing, and loss of outlook and visual amenity.

Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house subject to it not being contrary to any of the following criteria:

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

Complies

b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Complies

c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

Complies

d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

Complies

e) The enlarged part of the dwellinghouse would extend beyond a wall which—

(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

Complies

f) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

Not Applicable - larger home extension under subsection (g)

g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and –

a). extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or

b). exceed 4 metres in height;

Complies - dwelling not located on article 2(3) land or SSI and with a projection of 8m.

h) the enlarged part of the dwellinghouse would have more than one storey and—

i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

Not applicable - single storey extension

i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

Complies

j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- i. Exceed 4 metres in height;
- ii. Have more than a single storey, or
- iii. Have a width greater than half the width of the original dwellinghouse

Complies

ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

Complies

k) It would consist of or include-

- i) The construction or provision of a verandah, balcony or raised platform
- ii) The installation, alteration or replacement of microwave antenna
- iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
- iv) An alteration to any part of the roof of a dwellinghouse

Complies

A.3 Development is permitted by Class A subject to the following conditions—

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

Complies - applicant's responsibility, however plans indicate this to be the case

The development has not begun on site prior to -

- a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

Complies

Prior Approval Assessment

Under Class A of the General Permitted Development Order, permission is granted subject to condition A.4 (7) which reads:

“Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises”.

One objection was received relating to the proposal appearing overbearing, creating a sense of enclosure, and loss of amenity/outlook.

The provisions of Schedule 2, Part 1, Class A of the GPDO do not require Local Planning Authorities to have regard to the development plan, however regard is to be had to the development plan and the NPPF only insofar as they are a material consideration relevant to the matters of assessing the impact on the amenity of adjoining premises.

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. This is generally consistent with the contents of paragraph 135f) of the Framework, which seek to ensure a high standard of amenity for existing and future users.

To support an assessment of the impact of residential development on the amenity of neighbouring properties, the Council's has adopted the Guidelines & Standards for Residential Development SPD. Paragraph 5.1 of the SPD states that extensions '*should be carefully designed to protect the amenity of the occupants of adjoining properties.*' As such, for single storey rear extensions to a detached property, paragraph 5.6 of the SPD applies a maximum projection of 4m, measured from the rear elevation of the adjoining property, along the common boundary for detached properties. Paragraph 5.7 goes on to state that the distances referred to (under paragraph 5.6) will be measured externally from the rear elevation of the adjoining or adjacent property and will be taken from the rear of any extension if one exists close to the common boundary.

The proposed extension would project 8m from the original rear elevation of the host dwelling. In respect of No. 41, the extension would project approximately 3.5m beyond the rear elevation of this dwelling and is therefore in accordance with the guidance of the SPD; it is further acknowledged that the extension would be offset from the common boundary. Furthermore, the orientation of the homes means the relationship with regards to sunlight/daylight would see limited impact.

In regard to No. 45, it is acknowledged that the extension would project approximately 7m beyond the rear elevation of this dwelling and therefore would exceed the guidance of the

SPD by approximate 2m (having regard to an offset of approximately 1m from the common boundary). Notwithstanding, Paragraph 5.7 of the SPD states that an extension should not intrude into a 45-degree visibility zone when measured from a point 4m from the rear elevation of the neighbouring dwelling in the case of a detached dwelling. In this instance, the extension would be seen within this 45-degree visibility zone. This intrusion is however mitigated by the context of the relationship between the homes. The original layout sees homes staggered along the street in a way which means that rear projections are inherently more visible from adjacent properties to the west but it means that the relative change in perception of the projection is more limited. The orientation of the homes would also mean that No45 would see very little impact in regards to daylight and sunlight, with a long southerly garden continuing to provide an attractive outlook. As such, the scale of the intrusion in this instance is not considered significantly detrimental to the amenity that No. 45 can reasonably expect to enjoy. Furthermore, it is acknowledged that the extension would have a height of only 2.55m.

Having regard to the above, the proposed development is considered to accord with Paragraph 135 of the NPPF and Policy DM1 of the adopted Rochdale Core Strategy.

RECOMMENDATION: GRANT unconditionally

Recommendation: Approve

For the avoidance of doubt, this decision relates to the following plans

1

- Location Plan
- DWG No. 21.2523.SC1.1B (Proposed floor and elevation plans)
- DWG No. 21.2523.SC1.2A (Proposed block plan)

all received by the Local Planning Authority on 21.01.2026