

Officer Report

Case Reference: PL/2025/1233
Location: 18 OULDER HILL DRIVE, ROCHDALE, OL11 5LB
Proposal: Part two, part single-storey rear extension and alteration to fenestration
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the northeast of Older Hill Drive in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick and partial render at first floor with a hipped roof. The dwelling benefits from an existing single storey rear extension with mono-pitched roof.

There is a general uniform character to the dwellings along Older Hill Drive. Most dwellings are semi-detached with hipped roofs and of similar, or identical, visual character to the host dwelling.

PROPOSAL

The application seeks planning permission for the construction of a part single, part two-storey rear extension with gable roof.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

23/00283/HOUS - Single storey side and rear extension, two storey rear extension and application of replacement render to all elevations. Approve subject to conditions

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

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 partial first floor extension above the existing single storey extension, and a single storey extension beyond this. The proposed extension would project approximately 2.7m at first floor and have a width of approximately 3.6m. It would be visually identical to the extension at the attached semi, No. 20 and is considered to appear subservient and in proportion to the existing dwelling.

At ground floor, it is proposed to construct a single storey extension of similar proportions, projecting 2.7m and having a width of 3.6m, it would have a mono-pitched roof. Whilst it is acknowledged that cumulatively, this would result in an extension of projection 5.4m from the rear elevation of the original dwelling at ground floor, the proposed is still considered to appear subservient and in proportion.

Materials used to external finishes would be facing brick and render to match the existing.

Having regard to the above, the proposed developments are considered in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

The proposed first floor extension would extend along the common boundary with No. 20 by approximately 2.7m. The proposed extension would be screened by an extension at first floor to the rear of No. 20 which projects an identical distance. The proposed first floor extension would therefore not impact on the amount of light received into the rear of No. 20 nor is it considered to appear overbearing or overshadowing.

It is acknowledged that the proposed first floor extension would give rise to an increased sense of overlooking. This would primarily be to the rear of the application site rather than directly looking towards No. 20. In any case, 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 No. 20 can reasonably expect to enjoy.

The proposed first floor extension would be sited some 5.8m from the common boundary with No. 16 and is therefore not considered significantly detrimental to the amenity of No. 16.

Paragraph 5.6 of the Housing SPD states that a single storey rear extension should not extend beyond 3m from a point measured from the rear elevation of the adjoining neighbour. The proposed single storey complies in this instance, having regard to the extension at No. 20. It is therefore not considered significantly detrimental to the amenity of No. 20 and is in accordance with the SPD.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property would retain two off-street parking spaces, and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

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

None received.

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) (3)

- 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 The development shall be carried out in accordance with the following drawings and documents hereby approved:

23.01/PL01 - Proposed Floor Plans & Elevations

EX.00 - Location Plan

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.