

Officer Report

Case Reference: PL/2025/1276
Location: 42 Bamford Way, Rochdale, OL11 5NB
Proposal: Part two storey, part first floor front extension and insertion of new window on the first floor side elevation
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the north of Bamford Way in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick and white render with a pitched roof.

There is an eclectic character to the existing street scene; dwellings are of varying architectural character and there is a varying material palette used throughout.

PROPOSAL

The application seeks planning permission for the construction of a part two-storey, part first floor extension to the front elevation of the dwelling and insertion of 1No. window to the existing side elevation.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

21/00346/HOUS - First floor side, part single-storey, part two-storey rear extensions, front porch, alteration to fenestration on all elevations and application of external render on all elevations. Approve subject to conditions

21/01719/DOC - Submission of details to comply with condition 3 (materials) on planning permission 21/00346/HOUS. Approval of details

22/00414/HOUS - Prior Approval for a larger home extension measuring 6m from the rear of the original dwelling (with a maximum height of 4m and height to eaves of 2.45m). Prior approval not required.

22/00759/HOUS - Single storey rear extension. 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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a first floor extension above the existing single storey front porch. The proposed extension would project approximately 3.7m from the front elevation of the existing dwelling.

It is considered that the proposed first floor extension would appear as a subservient and proportionate addition to the existing dwelling. The mono-pitched roof would integrate with the existing dwelling when viewed from the street scene.

It is also proposed to construct a small ground floor extension to the existing porch; this would have a marginal impact on the visual character of the existing dwelling and is not considered significantly detrimental to the visual character of the existing dwelling or surrounding street scene.

The application proposes the installation of a glass balustrade to the roof of the existing front extension. This is considered acceptable on design terms and, whilst it is acknowledged that this would appear somewhat contemporary, it is not considered significantly detrimental to the visual character of the existing dwelling to warrant refusal in this instance.

Residential amenity

The proposed front extension is not considered to appear significantly overbearing or overshadowing for neighbouring dwellings. Whilst it is acknowledged that the proposed extension would be visible from the first floor window of the neighbouring dwelling, No. 40, sufficient separation distance would be retained that the proposal would not appear significantly overbearing.

It is acknowledged that the proposed extension would give access to the roof of the garage, and that from this point, views towards the first floor window of the neighbouring dwelling, No. 40, are possible. Whilst this is acknowledged, this would not differ from the existing situation - there is already a door which gives access to this terrace and the terrace would not be increased in projection as a result of the development. Overlooking would therefore be no greater than the existing situation as a result of the proposal.

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.

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 This permission relates to the following plans and documents: -

DWG No. 2378/4 (Proposed Elevations received 05.01.2026)

DWG No. 2378/3 (Proposed Floor Plans)

Location Plan

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 be those specified on the application form or approved plans.

Reason – In the interest of ensuring a satisfactory visual appearance to the development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development, and the National Planning Policy Framework