

Officer Report

Case Reference: PL/2026/0014
Location: 31 Rosefield Crescent, Rochdale, OL16 5BD
Proposal: Two storey side extension and part two storey/part single storey rear extension following demolition of existing conservatory
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached dwelling located in a predominantly residential area of Kingsway. The existing dwelling is constructed of facing brick with a hipped roof.

The dwelling is adjoined by no. 33 Rosefield Crescent to the east, adjacent to no. 29 Rosefield Crescent to the west and faces the highway to the south. The rear curtilage boundary backs onto the rear curtilage of no. 15 Margaret Avenue to the north. The property benefits from a detached garage to the rear curtilage space

PROPOSAL

The application seeks planning permission for the demolition of the existing conservatory to the rear elevation and the construction of a two-storey side extension and part single storey, part two storey rear extension.

The application is a resubmission of an earlier application ref. 25/00610/HOUS which was refused by the Council in 2025. The application proposes a reduced scale overall and amended design.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00610/HOUS - Part two storey, part single storey side extension and two storey rear extension following demolition of existing conservatory. 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

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

Paragraph 133 of the National Planning Policy Framework (henceforth, the Framework) states that the fundamental aim of the planning system is the creation of high quality places. At Paragraph 139, the Framework makes clear that development which is not well designed - especially where it fails to raise the standard of design more generally in the area - should be refused.

Policy DM1 and P3 of the adopted Rochdale Core Strategy, and Policy JP-P1 of the Places for Everyone Joint Development Plan are concerned with design and are consistent with the aims of the Framework insofar as concerned with sustainable development.

The application is a resubmission of an earlier refused application, for which was refused - partly - as cumulatively, the proposed developments failed to appear subservient and in proportion to the existing dwelling.

The application proposes the construction of a two-storey side extension. This would project 2.25m from the side elevation of the dwelling and be set back approximately 0.5m at ground floor and 1m at first floor. It would have a hipped roof which would be set down from the ridge of the dwelling. It is considered that the proposed two-storey side extension would appear appropriately subservient and in proportion to the existing dwelling.

The proposed two-storey extension would become single storey towards the rear where it would form part of a part single storey, part two-storey wrap around extension. At the rear, the proposed two-storey element would project 2.6m from the rear elevation of the dwelling and have a hipped roof. It would have a width of some 5.95m which is a reduction over the previous refusal.

The proposed single storey extension would project 1.1m from the rear elevation of the dwelling and would have a hipped roof.

Whilst it is acknowledged that the proposal would represent a sizeable addition to the existing dwelling the proposal would be in accordance with the guidance of the SPD. Furthermore, much of the development would be screened from view of the wider street scene by virtue of their siting; its impact on the wider street scene would therefore be mitigated to an acceptable degree.

It is not considered in this instance that the proposal would appear significantly incongruous or otherwise out of character. The proposal is considered to accord with Policies DM1 and P3 of the adopted Core Strategy, the design guidance of the SPD and the relevant provisions of the NPPF.

Residential amenity

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed single-storey rear extension does not project beyond the existing rear conservatory and, whilst contrary to the guidance of the SPD, is not considered to result in additional amenity impact to the occupants of no. 33. The proposed two-storey rear extension marginally projects beyond the requirements of Section 5.9 of the SPD by approximately 0.17m but would not amount to materially different impact than if it were compliant with the SPD. Neither the two-storey or single storey extension would intrude into the visibility zone of the rear elevation of No. 33 in accordance with the guidance of the SPD.

The proposed single storey extension would intrude into a 45-degree visibility zone when drawn from a point 3m along the common boundary from the rear elevation of No. 29. This intrusion, however, would be marginal, and is not considered to materially impact on the amenity of No. 29 owing to the detached relationship with the application property and the subsequent separation distance between the proposed extension and the rear elevation of No. 29.

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.

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 This permission relates to the following plans and documents: -

- DWG No. 25.3593.2A (Proposed Floor and Elevation Plans)
- DWG No. 25.3593.3B (Existing and Proposed Block Plan)
- Site 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 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.

Approval Reason(s) (1)

- 4 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.