ROCHDALE
BOROUGH COUNCIL

Officer Report

Case Reference: PL/2025/1196
Location: 32 Firgrove Gardens
Rochdale
OL16 3AF
Proposal: Part two storey, part single-storey rear extension
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to 32 Firgrove Gardens, a mid-terrace two storey dwelling, located with a residential area of Rochdale. The property has been constructed out of red brick. The property is located close to the turning head of a cul-de-sac.

To the rear of the property no.32 adjoins to the canal. To the northeast, no. 32 adjoins to no. 31 and to the southwest, no. 32 adjoins to no. 33. Access is available to the rear via an access path located between no. 31 and no. 32.

The site is located within the defined urban area.

Description of Proposal

The application proposes a part two storey, part single storey rear extension. The proposed extension will be constructed out of red brick to match host property and tiles for the roof. The host property is constructed using slate tiles.

Relevant History

None.

Township/Member comments

None

Consultee responses

Canal and River Trust

We would advice that a minimum of 5 metre exclusion zone from the crest of the cutting is maintained at all times. The Trust would wish to ensure that surface water drainage would be directed away from the canal cutting. Providing all drainage would go to the mains sewers, not to the canal or towards the canal cutting, we would have no comment to make on the matter.

Representations

Letters of notification were sent to neighbouring properties 18/08/2025; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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).

Amendments

None.

Assessment

Design and Visual Amenity

The proposed part two storey part single storey extension would be constructed out of matching brick and tiles. The brick would be in keeping with the host property; however, it is unclear what type of tiles are proposed. It is considered slate tiles that match the host property would be acceptable. It is considered appropriate to include a condition requiring the proposed development to be constructed out of matching materials.

The roof of the two storey element would have a hipped roof design that would be set below the ridge height of the host property. The single storey element would have a mono pitched roof design that would bridge the gap between the two elements of the proposed extension. The design of the proposed extension would be subservient to the host property and in keeping with the host property (subject to the addition of materials conditions).

It is noted that the proposed extension would not be visible from Firgrove Gardens and the neighbouring adopted highway as it would be screen by the dwellings. Views along the canal tow path would be limited, however, what views there may be would be in the context of the residential development.

Subject to the addition of the relevant condition, it is considered that the proposed extension is acceptable and in compliance with the guidance within the SPD, and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Neighbour and Occupier Amenity

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. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The Council's Guidelines and Standards for Residential Development SPD from Section 5.8 – 5.10 provides guidance on two storey rear extensions. Paragraph 5.9 states 'Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).' This can be increased where the neighbouring properties have an extension close the shared boundary. The two storey element of the proposed extension would be set close to the shared boundaries with adjoining residential properties on both sides. The proposed extension would project out by 2.4m measured from the rear of the host property and the two neighbouring properties. As such the proposed extension would meet the requirements of the SPD in regard to the two storey element of the proposed extension.

In regards to the single storey element of the proposed extension, the SPD states that for attached properties, a single storey extension must not project beyond point 3 metres along the shared boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). This can be increased where it is set away from the shared boundary and does not project beyond a 45 degree line measured from 3m along the shared boundary. The proposed extension would project out by 3m from the rear elevation and from the shared boundary with the neighbouring properties. As such, the proposed single storey element would adhere to the requirements set out in the SPD.

There are no dwellings sited directly to the rear of the proposed extension, as such there are no concerns in regard to the space standards set out in paragraph 4.1 of the SPD.

Regarding internal amenity, all new habitable rooms are served with an adequate level of natural light which is considered sufficient. Additionally, the property would retain a sufficient amount of outdoor amenity space.

Overall, the proposed dormer would have an acceptable impact on the residential amenity of future and neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Land Instability and Drainage

Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability. Policy G9 of the adopted Rochdale Core Strategy states that the Council will ensure that any risks arising from land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The rear curtilage space of the property backs onto a cutting slope which supports the site above the Rochdale Canal. The Canal and River Trust has reviewed the submitted plans and noted that the proposed development would be sited approximately 10m away from the crest (top) of the canal cutting. The Canal and River Trust have advised that no construction should take place in proximity to the rear boundary with the canal cutting. The Canal and River Trust have advised that this is to ensure the structural integrity of the canal cutting is not put at risk from the development. As such the Canal and River Trust has advised a 5m exclusion zone from the crest of the cutting is maintained at all times.

Furthermore, the Canal and River Trust requested clarification that drainage for the proposed extension would drain into the existing mains sewage system and directed away from the canal cutting. Subject to all drainage going to the mains sewers, not to the canal or towards the canal cutting, the Canal and River Trust have stated that they would have no comment to make on the matter.

Subject to the addition of compliance conditions requiring that a 5m exclusion zone is maintained and that all water from the proposed dwelling drains off into the main sewage system and away from the canal cutting, the proposed development would be considered acceptable and would not conflict with Policy G9 of the adopted CS and the NPPF.

<u>Recommendation: Grant subject to conditions</u>

Time Limits

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Plans

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

- Location Plan

- Existing Site Plan, Floor Plans and Elevation. Drawing number: 2372/1

- Proposed Site Plan, Floor Plans and Elevations. Drawing number: 2372/2

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.

Materials to Match

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.

Drainage

4. The surface and foul drainage of the proposed development shall drain into the existing mains drainage system unless first agreed in writing by the Local Planning Authority. For the avoidance of doubt, surface and foul water shall not drain to the canal or towards the canal cutting.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Exclusion Zone

5. During the construction of the development, a five metre exclusion zone from the crest of the cutting of the canal shall be maintained at all times. For avoidance of doubt, no excavation, stockpiling of materials or storage of materials shall take place within the 5m exclusion zone.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Recommendation: Approve with Conditions

Condition(s) (5)

1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Location Plan

- Existing Site Plan, Floor Plans and Elevation. Drawing number: 2372/1

- Proposed Site Plan, Floor Plans and Elevations. Drawing number: 2372/2

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.

4 The surface and foul drainage serving the development hereby approved shall drain into the existing mains drainage system unless first agreed in writing by the Local Planning Authority. For the avoidance of doubt, surface and foul water shall not drain to the canal or towards the canal cutting.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

5 A five metre exclusion zone from any point along the crest of the cutting of the canal shall be maintained at all times during the construction of the development hereby approved. For avoidance of doubt, no excavation, stockpiling of materials or storage of materials shall take place within the 5m exclusion zone.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

Approval Reason(s) (1)

6 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.