

Officer Report

Case Reference: NOT/2026/0093
Location: 25 CANON STREET, ROCHDALE, OL16 2TA
Proposal: Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 3.05m and height to eaves to 2.64m)
Recommendation: Prior Approval Not Required
Officer: Aimee Bovaird

Site Description

The application relates to 25 Canon Street, a two storey terraced dwelling. The dwelling benefits from off street parking and a rear hard standing area.

The Host Dwelling is: Terraced

Proposal

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: 6m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 3.05m

Neighbours notified

27 Canon Street, Rochdale OL16 2TA

23 Canon Street, Rochdale OL16 2TA

34 Dover Street OL16 2SZ

Number of representations received:

One objection has been received raising concerns with loss of light combined with existing light constraints, having an enclosing impact on property and negative impact on disabled occupant.

Consideration of the following conditions listed in the Class A of Part 1 Schedule 2 of the GPDO (2015).

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)

No

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).

No

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;

No

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;

No

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;

No

The enlarged part of the dwellinghouse would have a single storey and 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

(ii) exceed 4 metres in height;

No

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;

No

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:

No

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

No

It would consist of or include-

- i) The construction or provision of a veranda, balcony or raised platform
- ii) The installation, alteration or replacement of microwave antennae
- 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

No

Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

No

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

The development has 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 attached properties paragraph 5.6 of the SPD applies a maximum projection of 3m, measured from the rear elevation of the adjoining property, along the common boundary for attached 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 will project 6m from the original rear elevation of the host dwelling. In respect of no.23 and no.27 the extension would project 6m from the rear elevation and exceed the guidance by 2m. 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 3m from the rear elevation of the neighbouring dwelling in the case of a detached dwelling. In this instance, the extension would exceed the limits of the SPD. However, due to a relatively low overall height of 3.05m, the north-eastern orientation of the application dwelling and its adjoining neighbours, and as the most affected window of no.23 likely serves a kitchen (assuming the reverse of the internal layout of the applicant property) it is not considered that the proposals would have an adverse impact upon the amenity of neighbouring dwellings by way of a loss of light or outlook.

Having regard to the above, the proposed development is considered to accord with Paragraph 135 of the NPPF, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and Policy DM1 of the adopted Rochdale Core Strategy.

Recommendation: Prior Approval Not Required

The Decision Notice relates to the following drawings and documents:

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- Proposed Floor Plans and Elevations IPS/R/25/OL162TA