



Officers Report

Case Reference: PL/2025/1259
Location: 36 ASHFIELD LANE, MILNROW, ROCHDALE, OL16 4EW
Proposal: Part two storey, part single storey side extension and alteration to fenestration
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to no. 36 Ashfield Lane, a two-storey semi-detached dwelling located within a residential area. The property is located on a slight bend in the road and by a junction. There is an access lane located to the northeast of the site. To the southeast no. 36 is adjoined to no. 38 Ashfield Lane. To the northwest and further northeast of the site are residential properties. To the front and facing southeast is Ashfield Lane. On the opposite site of Ashfield lane there is a row of trees that act as buffer to Sir Isaac Newton Way.

Description of Proposal

Planning permission is sought for a part two-storey, part single storey side extension. The single storey element would be set 0.5m from the main front elevation with the two-storey element set slightly further back and would be 1m from the main front elevation. A hipped roof is proposed to bridge the gap between the two elements of the proposed extension. The proposed extension would be set flush with the rear elevation at both ground floor and first floor.

The application also proposes to remove the existing door and windows to the rear and replace with large bifolding doors.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Neighbour notifications via letters were sent to surrounding properties. No responses have been received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Policy 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

The proposed extension has been amended with the ground floor element of the extension being set back by 0.5m from the main front elevation and the first floor

element being set back by 1m from the main front elevation. The width of the proposed extension has been reduced by 0.5m, from 4.5m to 4m.

The design and size of the window openings has also been amended to more in keeping of the openings found on the host dwelling.

Design & Appearance

It is noted that there is no uniformity in the design of the dwellings along this part of Ashfield Lane. There is a variation in roof types and design, window sizes and designs, some with porches and others without and single and two storey dwellings. Furthermore, it is noted that owing to the angle of the road and the plots, no 36 enjoys a larger side garden in comparison to the neighbouring properties. Additionally, no. 34, on the opposite side of the access lane, has also constructed a single storey structure up to the side boundary.

The proposed part two storey, part single storey side extension will see the loss of a large part of the side garden, with a loss of some openness created by the extended side garden size. The proposed extension would have a width of 4m with the host dwelling having a width of 6.6m. The proposed extension would be approximately 60.6% the width of the host dwelling. Although this would be slightly wider than would be preferable, it is however noted that the ground floor element has been set back by 0.5m, the first floor has been set back by 1m and the ridge of the hipped roof would be set below that of the host dwelling. As such, the design of the proposed extension would provide a sense of subservience to the host dwelling.

Furthermore, the using of matching materials, roof form that matches the host dwelling, and window design and window opening detailing that matches the host dwelling, would allow for the proposed extension to be in keeping with host dwelling.

There are no concerns in regard to terracing effect given the difference in orientation, house types, separation distance and the access lane separating the application property and the neighbouring property.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

It is considered the proposed fenestration are sized, positioned and designed appropriately.

On balance, the design of the proposal is considered to be acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

Amenity

The proposed side extension does not project beyond the front and rear elevation of the host dwelling and is not considered to result in significant amenity impacts to the directly facing dwellings.

No. 34 does not have any principal windows to habitable rooms on the side elevation facing towards the proposed extension. Furthermore, it is considered sufficient distance would be retained between the two properties.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1, the SPD, the PfE and the NPPF.

Highways

No concerns are held in respect of highways safety where existing parking arrangements are retained.

Recommendation: Grant subject to following conditions:

1. Time Limits

The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. Plans

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

Site Location Plan

Existing & Proposed Block Plans. Drawing number: 25.3668.3A. Received by email on 17/03/2026

Existing Details. Drawing number: 25.3668.1

Proposed Details – Floor Plan Scheme. Drawing number: 25.3668.2B. Received by email on 11/03/2026

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. Materials to Match

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.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

- Site Location Plan
- Existing & Proposed Block Plans. Drawing number: 25.3668.3A. Received by email on 17/03/2026
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- 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)

- 1 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.