

Officer Report

Case Reference: PL/2026/0062
Location: 22 Edmunds Fold, Littleborough, OL15 9LS
Proposal: Single storey rear extension following demolition of existing conservatory. Creation of new doorway to the side elevation together with internal alterations.
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Note

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Site

The site is located at 22 Edmunds Fold, Littleborough. The property is a detached two storey dwellinghouse at the end of a cul-de-sac. The property benefits from an existing conservatory. The site is located within the Defined Urban Area.

Proposal

The application seeks permission for a single storey rear extension with a lean to roof, replacing the existing conservatory.

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:

The application was publicised by way of neighbour notification letters. No responses were received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed rear extension would project 3725mm from the rear facing wall. The rear extension would accommodate an extended kitchen area. Sufficient amount of outdoor area would be retained. Proposed windows and doors would be in keeping with the existing dwellinghouse. The existing boundary treatment would obscure views of the rear single storey extension from neighbouring properties. fenestration from the highway of Ashfield Road. The proposed materials would match the existing properties and are considered acceptable.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore not accord with with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The proposed single storey rear extension would project below 4m and would not project further to the side than the existing property. While the relationship with the property at No 20 is staggered, the single storey nature of the extension, the distance from the boundary and and the significant distance from the habitable room windows of No 20 means the extension would be compliant with the SPD.

In relation to height, the proposed extension's eaves height is in proportion with the scale of development and will not have a negative impact on neighbour amenity with regards to overbearing. No windows would directly overlook any neighbour.

As such, it is considered that the proposals would comprise an acceptable standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on existing parking arrangements or the highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy 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:

-Application form

-Existing Floor Plan and Elevations 25.3679.1

-Existing and Proposed Block Plan 25.3679.2

-Proposed Floor Plan and Elevations 25.3679.SC4.1

-Site Location Plan

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.

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.