



Officers Report

Case Reference: PL/2025/1187
Location: 9 CLAYTON STREET, ROCHDALE, OL12 9SP
Proposal: Two storey rear extension with pitched roof and front porch
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

Site

The site is located at 9 Clayton Street, Rochdale. The property is a two storey terraced property. The property has no existing extensions and no off street parking. Dwellings in the immediate area are finished in red brick. The site is located within the Defined Urban Area.

Proposal

The application seeks permission for a two-storey rear extension and a single storey front porch extension. Renotifications were sent out to neighbours due to the amended description which included the proposed front porch.

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

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 two storey rear extension would project 2.7m from the rear facing wall adjacent to No 7 and is stepped in at 225mm away from the adjoined boundary with No 11. The rear extension would accommodate an extended bedroom and bathroom at first floor as well as a dining/kitchen area at ground floor. An acceptable amount of outdoor yard would be retained. Bifolding doors are proposed at ground floor and a juliet balcony is proposed at first floor. It is considered the proposed window design

is acceptable. The proposed front porch will be of a scale and size relative to the dwellinghouse and would not detract from the street scene. The proposed materials across all extensions 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 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 two storey rear extension would project 2.7m from the rear facing wall adjacent to No 7 and is stepped in at 225mm away from the adjoined boundary with No 11, complying with the 30 degree rule. The rear extension would have a pitched gable end roof and would be in proportion with the eaves and ridge height of the main roof.

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
- Amended Proposed Ground floor Plan - 1041-07C
- Amended Proposed Roof Plan - 1041-09A
- Amended Proposed First Floor Plan - 1041-08B
- Amended Proposed Elevations - 1041-10A
- Site Plan, Location Plan and Block Plan - 1041-06B

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.