

Officer Report

Case Reference: PL/2026/0020
Location: 40 BEAL CRESCENT, ROCHDALE, OL16 2TL
Proposal: Single and two storey side extension and first floor rear extension
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE DESCRIPTION

The application relates to 40 Beal Crescent, a semi detached two storey residential property in the Belfield area of Rochdale.

PROPOSAL

Permission is sought for a part two storey part single storey side and rear extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00362/HH42 - Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.90m and height to eaves to 2.90m) - Prior Approval Not Required

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: Sent 12/02/2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

None applicable or received

ASSESSMENT

Design, character and appearance

Paragraph 131 of the NPPF (henceforth, the Framework) states that the fundamental aim of the planning system is the creation of high quality, sustainable places. Paragraph 135 adds that new development should be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.

At Paragraph 139, the Framework makes clear that development, which is not good design, should be refused – especially where this fails to raise the standard of design more generally in the area.

Policy JP-P1 of PfE states that new development should be distinctive, with a clear identity that “respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale, and materials used”

Policy DM1 and P3 of the Council’s adopted Core Strategy states that development proposal should be “of high-quality design and take the opportunity to enhance the quality of the area” and to “enhance the borough’s identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials...”

The streetscene has a mix of properties which vary in design however appear cohesive when read together. Most properties have had some alteration in design over the years however the original design features and characteristic remain largely untouched. The proposed two storey side and rear extension would be set back by 1m and retain a 700mm distance to the side boundary with No 38, up to a depth of 6.7m, where the distance to the side boundary reduces to 380mm.

Bin storage is located at the front of the property and boundary treatment is proposed in this location, in line with the porch, to hide the location of bins.

The proposed two storey extensions would have a roof designed to match the host dwelling and a flat roof on the single storey rear and side extension only. Given the splayed shape of the boundary and the limited visibility of the single storey extension, the flat roof is considered acceptable. The proposal will be in accordance with the Council's SPD in this regard.

Subject to a condition securing matching materials, the proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity. It is not considered the proposed two storey extensions would have an unacceptable impact on the overshadowing or an overbearing impact on No 38 or No 42. The first-floor rear extension would be stepped in 1m away from the adjoined boundary with No 42 and 1.3m away from the shared boundary with No 38. The proposal is compliant with the 30 degree rule and is considered acceptable.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained. As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property would retain its off-street parking and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

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

-Sheet 2

-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)

- 5 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.