

Officer Report

Case Reference: PL/2026/0085
Location: 3 Saxwood Close, Rochdale, OL12 7QX
Proposal: Single storey rear extension following demolition of existing conservatory. Alterations to rear garden including new terrace area with permeable paving and retaining walls
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the south of Saxwood Close in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof. An existing conservatory is found to the rear elevation.

The rear of the application site slopes downwards towards the rear application site boundary. The site is partially located within flood zone 3 – this is predominantly towards the rear application site boundary, however. The dwelling itself is within flood zone 1.

PROPOSAL

The application seeks planning permission for the demolition of the existing conservatory and the construction of a single storey rear extension and terrace.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None recorded.

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: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The proposed extension would project approximately 4.95m from the rear elevation of the dwelling, however due to the siting of the neighbouring properties this would bring the rear elevation a shorter distance past the property to the east and still set further back than the neighbouring property to the west.

Whilst the flat roof would differ from the pitched roof of the existing dwelling, it would assist in alleviating the bulk of the development. Furthermore, by virtue of the location of the extension to the rear of the dwelling it would largely be screened from view and therefore its impact on the wider street scene would be limited.

It is also proposed to construct a new terrace with permeable surfacing; this terrace would be tiered and would follow the topography of the land towards the rear application site boundary. The terrace is not considered to appear significantly incongruous or out of character in this instance.

Having regard to the above, 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

The proposed extension would project 4.95m from the rear elevation of the existing dwelling. When measured from the rear elevation of No. 1 Saxwood Close, the extension would project approximately 2.4m beyond the rear elevation of this dwelling and would therefore be in accordance with the guidance of the SPD.

In relation to No. 5 Saxwood Close, it is acknowledged that this dwelling is set back from the rear elevation of the application dwelling. Therefore the proposed extension would not project beyond the rear elevation of this dwelling, rather would extend along the side elevation of this dwelling. No. 5 has no windows to the side elevation of the dwelling, therefore the proposed extension is not considered to appear significantly overbearing or overshadowing, and would not restrict the amount of light received into this dwelling.

It is acknowledged that should the flat roof of the extension be used as a balcony, terrace, or other amenity area, that this would have the potential to impact on the amenity of neighbouring dwellings and would give rise to an unacceptable sense of overlooking. As such, it is considered prudent that a condition be attached to any approval restricting this.

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.

Flood Risk

The rear of the application site is located partially within Flood Zone 3 as defined by the Environment Agency flood risk map and is therefore at the highest risk of flooding from surface water and rivers.

A flood risk statement has been submitted as part of the application submission which indicates that surface water would continue to drain via means of the existing and established drainage routes, and overland flow would not be blocked; furthermore, there would be no substantial change to land levels.

The application submission also indicates that permeable materials would be used for the construction of the terrace area which would mitigate flood risk to some degree.

It is further acknowledged that the development would not introduce a more vulnerable use to the site than is already present (a residential dwelling), and that the development itself would not be located within Flood Zone 3. It is therefore considered that, following a proportionate approach, no further consideration in relation to flood risk is required in line with national policy.

Highways and parking

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

Conclusion

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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

DWG No. 2528-01 (Location Plan)

DWG No. 2528-04 (Proposed Floor Plans)

DWG No. 2528-05 (Proposed Elevations)

DWG No. 2528-06 (Existing and Proposed Block Plan)

and the development shall be carried out in accordance with these hereby approved.

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 Unitary 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.

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order, the flat roof of the development hereby permitted shall not be used as a balcony, terrace, or similar amenity area without prior written consent of the Local Planning Authority.

Reason: In the interest of protecting neighbour amenity in accordance with Policy DM1 of the adopted Rochdale Core Strategy.

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.