

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/01093/HOUS

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 22.12.2025 **EXT OF TIME** 27/03/2026

Address: Old Police Station, 77 Mellor Street, Rochdale OL11 5BT

Proposal: First floor infill extension, single-storey rear extension following demolition of existing rear conservatory and insertion of rooflights to rear elevations

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT STC
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CHECKED AND SIGNED OFF BY: RK

DATE:26/03/2026

SITE

The 'Old Police Station' located at 77 Mellor Street is a two-storey detached dwellinghouse in the designated Spotland Bridge Conservation Area. The dwelling has been defined as a Non-Designated Heritage Asset (NDHA) by Rochdale Borough Council as a result of its special architectural interest and positioning adjacent to Spotland Bridge Mill, which is listed at Grade II on the National Heritage List for England.

PROPOSAL

Planning permission is sought for a brick built single storey rear extension constructed with matching materials and a lean-to roof replacing the siting of the existing conservatory, which is to be demolished. The extension would host a parapet roof of similar dimensions to that on the existing building and would project approx. 4m from the main body of the dwelling. No roof light is to be added to the rear roof slope of the single and the existing rear conservatory is to be demolished prior to implementation.

In addition, a first-floor infill extension would be added to the northern gable elevation, comprising a polyester powder coated aluminium window assembly of safety glass which would achieve a minimum U value of 1.2w/m²K or better.

A small section of one of the existing secondary gables would be demolished to facilitate the works. New and repaired gutter valleys would be lead-lined in Code 4 (colour coded blue) or Code 5 (colour coded red).

RELEVANT PLANNING POLICY & LEGISLATION

Planning (Conservation Areas & Listed Buildings) Act 1990

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Places for Everyone (PfE) joint development plan 2024

JP-P1	Sustainable Places
JP-P2	Heritage

Adopted Rochdale Core Strategy (CS):

P2	Protecting and enhancing character, landscape and heritage
P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Saved Unitary Development Plan (UDP):

BE/17	Development Affecting Conservation Areas
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Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

24/00039/HOUS	Single-storey rear extension and insertion of 1no rooflight to rear elevation following demolition of existing rear conservatory. Granted STC May 2024
88/D22766	Use of land as private garden area Granted January 1989
80/D11702	Use of hostel and business premises as dwellinghouse Granted December 1980

CONSULTATION RESPONSES

Highways and Engineering - No objection.

Conservation and Design - No objection following receipt of revised plans.

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice displayed in the vicinity and an advertisement placed in the local press. No representations have been received.

ANALYSIS

Design & Historic Environment Conservation: NPPF / PFE JP-P1, JP-P2 / CS DM1, P2 & P3 / RUDP BE/17

The existing conservatory does not add to the significance of the heritage asset and therefore no concern is raised to its removal.

The proposed single storey rear extension to replace this arrangement would be brick built and visually sympathetic to the external appearance and proportions of the host dwelling. The extension would project a sensible distance relative to the depth of the host property and would adhere to good design principles in terms of scale, massing and form. The extension seeks to incorporate elements found locally on the host dwelling to be visually sympathetic to the existing external fabrications and architectural details.

Additional details have been secured throughout the course of the application to ensure that the first floor extension is of an appropriate standard of visual appearance through the use of slim profile framework.

Given the sensitivity of the site and location within a conservation area, a condition is recommended requiring full materials samples to be submitted for approval prior to any above ground works taking place.

In a wider sense, there is not considered to be any harmful impact to the overall street scene. Public viewpoints to the proposed works are considered to be limited therefore no concerns are raised in this regard.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF

Amenity: DM1 and SPD

Residential amenity is considered under policy DM1 of the Core Strategy and the SPD.

Paragraph 5.6 of the SPD sets out the following guidance for single storey rear extensions;

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*

When measured along the common boundary shared with the adjacent neighbour, 77a Mellor Street, the extension would project approx. 4.6m from the adjacent rear elevation. However paragraph 5.7 states that when the extension is set away from the boundary, the projection can be increased providing it does not surpass a 45 degree line measured from the point along the boundary. When assessed in line with paragraph 5.7, the development would be in accordance with the above guideline.

Further to this, the extension will cover broadly the same footprint as the existing conservatory therefore no concern is raised in this regard.

Section 4.1 of the SPD sets out minimum separation distances for habitable room windows which the development is considered to be in accordance with.

Post-development, sufficient amenity space is to be retained for the enjoyment of the occupiers. Furthermore, occupier amenity is to be maintained to a good standard where all habitable rooms would receive adequate light and outlook.

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

Highways and Parking: DM1 and T2, Appendix 5

The proposed parking arrangements are acceptable in accordance with policies T2 and DM1

RECOMMENDATION

Grant subject to the following conditions

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. This permission relates to the following plans:-

- A138_L(00)001 Location and Site Plan

- A138_L(00)007 Proposed Elevation
- A138_L(00)005 Proposed Floor Plan
- A138_L(00)009 Dormer Extension Detail
- A138_L(00)006 Proposed Floor Plan and Roof Plan
- A138_L(00)008 Proposed Section
- First Floor Extension CGI
- A138_L(00)002 Existing Floor Plan
- A138_L(00)004 Existing Elevation
- A138_L(00)003 Existing Roof Plan
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and the development shall be carried out in complete accordance with these drawings 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 Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

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.

Notes for Applicant: