

Officer Report

Case Reference: PL/2026/0120
Location: 90 Warwick Road, Middleton, Manchester, M24 1HX
Proposal: Single storey first floor extension together with a rear dormer extension. Single storey side extension following demolition of existing conservatory together with front porch extension.
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a single storey bungalow located to the north of Warwick Road in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks planning permission for the construction of an additional story to the dwelling and alteration from pitch to catslide roof to the rear roof slope. It is also proposed to construct a dormer window, remove the existing conservatory and construct an infill extension, and construct a porch to the front elevation of the dwelling.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

05/D45067 - Front And Rear Dormer Extensions To Dwelling Including Alterations To Front And Rear Elevations And Overall Increase In Height Of Ridge. Refuse

07/D49441 - Single Storey Side Extension To Dwelling. Approved Subject to Conditions.

08/D51386 - Conservatory Extension To Side of Dwelling. Approved Subject to Conditions.

25/00440/HOUS - Front and rear dormer extensions, single storey side extension, alterations to fenestration and application of render following demolition of existing conservatory.
Application Withdrawn

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 application proposes the addition of an additional floor to the dwelling, thereby converting it from a single storey bungalow to a 1.5-storey dwelling. Whilst it is acknowledged that this would be a significant change from the visual character and built form of the existing dwelling, it is not considered significantly detrimental to the visual character of the street scene.

Warwick Road is a street scene comprised predominantly of detached and semi-detached two storey dwellings. The application dwelling is located on the corner at the intersection between

Warwick Road and Gloucester Road and occupies a large plot; the single storey nature of the bungalow therefore appears somewhat irregular within the street scene. The conversion of the dwelling to a 1.5-storey dwelling would therefore be more in keeping with the wider street scene and two-storey nature.

Whilst it is acknowledged that the proposed catslide roof would appear somewhat irregular, it is not considered significantly detrimental to the visual character of the street scene to justify refusal and to substantiate at any future appeal in this instance.

The proposed dormer window is considered to appear as a subservient and in proportion addition to the existing dwelling; the design of such would be typical of dormer windows throughout the borough as a whole and Officer's are satisfied that such dormer could be constructed under Class B of the GPDO without prior written approval of the Local Planning Authority.

The proposed front porch extension would appear as a subservient and in proportion addition and is not considered significantly detrimental to the visual character of the street scene. Many dwellings along Warwick Road have been extended to the front elevation with single storey extensions and porches.

To the western flank of the dwelling is a single storey extension and conservatory; in total this projects some 7m from the side elevation of the dwelling. The application proposes the demolition of the conservatory and extension of the existing single storey extension. Whilst it is acknowledged that this would represent an extension of approximately 7.2m from the side elevation of the dwelling, it would not be a significantly larger projection than the existing extension and conservatory combined. Whilst it would represent some additional built form, it is not considered significantly incongruous to the character of the existing dwelling or surrounding street scene and its single storey nature would ensure it appears as a subservient and in proportion addition to the existing dwelling.

Materials used to external finishes would be facing brick and uPVC windows in anthracite. The proposed dormer window would also have anthracite cheeks which whilst would not directly match the colour of the proposed roof tiles (dark grey) would assist in alleviating some of the visual impact to an acceptable degree. These materials can be secured by way of condition.

Having regard to the above, and with the provision of the above materials condition, the proposed development is considered to accord with Policies DM1, P3 of the adopted Rochdale Core Strategy, and the design guidance of both the Housing SPD and the NPPF.

Residential amenity

The proposed development has the potential to impact on No. 65 Gloucester Road the most, which is located to the rear (north) of the application site. The neighbouring dwelling, No 88, is a two-storey dwelling and therefore the development is not considered significantly detrimental to the amenity that the occupiers of this dwelling can reasonably expect to enjoy. Furthermore, it is acknowledged that some 4.2m would continue to be retained between the application dwelling and the common boundary with No. 88.

In respect of No. 65, the proposed conversion to a 1.5 storey dwelling would see the height of the dwelling increase from approximately 5.6m to approximately 6.6m. Given the orientation of No. 65 in its plot, this increase is not considered to appear significantly overbearing or

overshadowing, nor is it considered to unduly impact on the amount of light received into the rear garden of No. 65. It is noted that the dormer window would give rise to an unacceptable sense of overlooking towards the private amenity space of No. 65, however this is mitigated by the intention for the windows in the dormer to be obscurely glazed and it is considered prudent to secure this by way of condition.

The proposed single storey side extension is not considered significantly detrimental to the amenity that No. 65 can reasonably expect to enjoy. No. 65 has a single storey extension which projects towards the common boundary and has no windows to the side elevation to which the development would impact upon.

Having regard to the above, the proposed development is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of PfE, and the guidance contained within the Housing SPD and NPPF.

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 within 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 to 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. CM364 PL 06a (Existing and Proposed Site Plans)
- DWG No. CM364 PL 02f (Proposed Elevation Plans)
- DWG No. CM364 PL 01h (Proposed Floor Plans)
- DWG No. CM364 PL 05a (Proposed Cross Section)
- DWG No. CM364 PL 03b (Site Location 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 existing dwelling, or as otherwise specified in submitted schedule CM364 'Materials List', received by the Local Planning Authority on 09/02/2026.

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, with or without modification) the windows at the first floor, to be inserted into the rear (north) of the dormer window hereby approved shall be of fixed opening above 1.7m internal floor level and shall be fitted with glazing which obscuration level is no less than Level 3 on the Pilkington Glass Scale (or equivalent). The windows shall not be modified to clear glazing without prior written consent from the Local Planning Authority and no new windows shall be created to this elevation of the dormer.

Reason: In the interest of protecting the amenity of neighbouring dwellings in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the 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.