

Officer Report

Case Reference: 25/01049/HOUS
Location: 20 Royle Road Rochdale OL11 3ET
Proposal: Two-storey side and single storey rear extension following demolition of existing rear porch
Recommendation: Approve with Conditions
Officer: Sam Yuen

LOCATION

The application relates to no. 20 Royle Road, a two-storey semi-detached dwelling located in Castleton. The dwelling is adjoined by no. 22 Royle Road to the south, adjacent to no. 18 Royle Road to the north, and faces the highway and no. 21 Royle Road to the east. The rear curtilage boundary backs onto nos. 13 and 15 Ashley Close to the west, which is sited on an elevated position to the host property. The property benefits from a driveway to the side of the dwelling.

PROPOSAL DESCRIPTION

Planning permission is sought a two-storey side extension which projects 2.6m from the side elevation of the dwelling. It is characterised by a hipped roof form and is set back 1m from the main front wall and set down 0.41m from the ridge line of the dwelling with matching height to eaves.

The application also seeks to construct a single-storey rear extension which projects 3m from the rear elevation. It is characterised by a lean-to roof form and measures 3.37m in ridge height and 2.61m in height to eaves.

The proposals would be constructed from materials matching the host dwelling.

RELEVANT HISTORY

N/A

CONSULTEE RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following representation:

- The proposed two-storey extension would dominate the adjacent common boundary.
- The upper-floor windows would reduce privacy to neighbouring garden.
- The proposed extension would overshadow the neighbouring garden.
- Noise and disruption during construction would affect quality of life of neighbour.
- Concerns regarding land subsidence during and after construction.

Officer's Comments:

- Concerns relating overbearing, overlooking and overshadowing impacts are addressed under the 'Amenity' heading of the report.
- Construction works are expected to result in a level of noise and disturbance and should not be a reason to prevent development. Noise and disturbance generated in excess of what is 'acceptable' would be controlled via separate legislation through the Council's Public Protection Service.
- In the event of subsidence to the application site, any disturbance/damages to the adjoining properties would constitute civil disputes which falls outside the remit of the Local Planning Authority.

POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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)

AMENDMENTS

Amendments were made to alter the front ground floor window opening of the proposed side extension.

DESIGN

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed two-storey side extension is set down below the ridge line of the dwelling and would appear as a subservient addition. The use of a hipped roof is also in keeping and raises no concern. The extension is set back 1m from the main front wall of the dwelling and is not considered to give rise to any harm arising 'the terracing effect.'

Likewise, no concerns are had with the built form of the single-storey rear extension, which would represent a subordinate and sympathetic addition.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

It is considered the proposed fenestration as amended are sized and positioned appropriately with the existing fenestration.

The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

AMENITY

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed two-storey side extension does not project forward of the existing front elevation and is sited in excess of 26m from the front facing habitable room windows, far exceeding the space standards of Section 4.1(i) of the SPD. No habitable room windows are proposed to the rear elevation and given the significant difference in levels, no concerns are had regarding any overlooking to neighbouring properties.

The proposed single-storey rear extension complies with the maximum standard set out in Section 5.6 of the SPD and would thus have an acceptable impact on neighbouring amenity.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed side extension would sever the existing driveway and result in one residual off-street parking space. Notwithstanding, there are established designated on-street parking space along Royle Road which would be able to accommodate any loss of off-street parking.

The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan – received 13/10/2025

- Existing Site Plan, Floor Plans and Elevations – drawing no. 2350/1 received 13/10/2025

- Proposed Site Plan and Floor Plans – drawing no. 2350/2 received 23/10/2025

- Proposed Elevations – drawing no. 2350/3 received 09/01/2026

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.

