

Officer Report

Case Reference: PL/2026/0111
Location: 6 Eclipse Close, Rochdale, OL16 2YU
Proposal: Two storey side, part single storey part two storey rear extensions and front porch extension
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 6 Eclipse Road; a two-storey semi-detached property in Belfield, Rochdale. Eclipse Road forms part of a residential estate comprising houses of a uniform design and material palette. Being on the edge of Rochdale town centre, the wider area is a mix of residential, commercial and industrial uses. No. 6 faces east, overlooking a driveway and the adopted highway. It adjoins no.8 to the south and is adjacent to no. 4 to the north. The rear boundary of the curtilage faces west, bordering the rear garden of no. 9 Burchall Fold.

PROPOSAL

The extensions applied for are identical to those approved under application ref: 25/00236/HOUS except for the inclusion of a larger front porch. This would require the re-location of the bin store. There are various amendments to the internal layout, however these are not considered to be materially different.

HISTORY

25/00236/HOUS - Two storey side and rear extension with front porch. Granted STC (April 2025).

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) 2024:

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: 11/03/2026

Weekly List: 25/03/2026

ASSESSMENT

Design, character and appearance

The main consideration regarding the current application is whether the amendments to the front elevation, namely the inclusion of a larger front porch, would have an acceptable impact on the character and appearance of the host property and the street scene. Firstly, it is noted that there is some variation to both the building line and the design and placement of fenestration along the street. This would ensure that the proposed front porch, which would be 0.6m greater in depth than the existing front porch, would not appear unduly prominent. Furthermore, while the proposed front door and glazed side panels would appear slightly at odds with the overriding pattern of development, it is not considered that the proposed fenestration would be detrimental to the character of the street.

As such it is considered that the proposed extensions and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Although amendments have been made to the internal layout, the uses of rooms would remain similar and a condition is attached to ensure the use of obscure glazing for the proposed first floor rear elevation windows. The same condition was attached to the previously approved application.

In terms of the additional forward projection of the porch, it is not considered that this would have any undue impacts on the living conditions of neighbouring properties.

As such, it is considered that the 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 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

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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) (3)

1 This permission relates to the following plans:

- Site Location Plan
- Existing & Proposed Block Plans. Dwg no. 25.3502.2A
- Proposed Floor Plans. Dwg no. 25.3502.10C
- Proposed Elevations. Dwg no. 25.3502.12A

and the development shall be carried out in 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the proposed first-floor windows facing west, serving the 'bathroom' and 'robes' as indicated on drawing number 25.3502.10C, on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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)

- 4 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.