

Officer Report

Case Reference: PL/2025/1350
Location: 465 Prettywood, Heywood, Bury BL9 7HZ
Proposal: Two storey rear extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey mid-terrace residential dwelling located to the south of Prettywood in a predominantly residential area of Heywood. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks planning permission for the construction of a part two-storey, part single rear extension. Amendments were received during the course of determination to reduce the projection of the two-storey portion of the development in line with the SPD guidance.

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 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

Paragraph 5.7 of the SPD states that a single storey development should not intrude into a 45-degree line drawn at 3m along the common boundary of a neighbouring dwelling; this distance can be increased by any offset from the boundary if present. For two-storey extensions, a development should not intrude into a 30-degree visibility zone when measured from 2.4m along the boundary to avoid appearing overshadowing and restricting the amount of light received into habitable windows.

The proposed development was amended during the course of development, reducing the first floor extension to 2.4m. The first floor extension would therefore comply with the SPD guidance and would not appear significantly overshadowing. At

ground floor, the proposed extension would project 3m and is therefore also in accordance.

It is acknowledged that the dwellings along this section of Prettywood have very narrow rear gardens and to some degree, are compacted together. It is acknowledged therefore that the proposal would have some impact on the private amenity space of both neighbouring dwellings. This impact, however, is not considered significantly detrimental to the amenity that both neighbouring dwellings can reasonably expect to enjoy.

Having regard to the above, the proposed development is considered to accord with Policy DM1 of the Core Strategy, and the relevant provisions of the SPD and NPPF.

Highways and parking

The proposed development would not increase the number of bedrooms at the dwelling and there would be no change to parking provision which would remain as is. The proposal is considered to 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) (3)

- 1 The development hereby approved 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 (as amended)

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

Location Plan

DWG No. 25.3710.3 (Existing and Proposed Block Plan)

DWG No. 25.3710.SC2.1A (Proposed Floor and Elevation Plans)

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.

Approval Reason(s) (1)

- 4 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.