

Officer Report

Case Reference: PL/2026/0037
Location: 111B Rochdale Road, Firgrove, Rochdale, OL16 4DU
Proposal: Single storey front and single storey side/rear extensions
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to no. 111B Rochdale Road, a two storey detached dwelling located within a residential area. The application property along with the neighbouring property of 111A Rochdale have a shared vehicle entrance from Rochdale Road. No. 111B is a newly constructed dwelling on land which previously formed the curtilage of no. 111A. No. 111B was constructed under planning permission 22/00813/FUL. No. 111A is located to the southwest of no. 111B.

To the rear, there are three newly constructed dwellings (20/01038/FUL) on land which also formerly formed part of the curtilage of no. 111A. No. 1 Hollybrook is closest sited dwelling to no. 111B. To the northwest side of no. 111B is an access path that leads to the properties on Hollybrook and rear of properties on Rochdale Road and Willows Lane. On the opposite side of the access lane is no. 113 Rochdale Road.

Description of Proposal

Planning permission is sought for a single storey side and rear extension and a single storey front extension which will form the porch.

The porch would have a flat roof with a parapet wall. The porch would be 2.9m tall, 3.1m wide and have a depth of 2.2m. The applicant has stated that the porch is required to allow for a wheelchair user to gain access, providing adequate space for manoeuvring and to achieve requirements of accessibility guidance.

The side and rear extension would run the width of the host dwelling and rap around the side. The element to the side would have a dual pitched gable roof that would adjoin the existing mono pitched roof to the rear. This element of the proposal would be 1.9m wide, have a height to eaves of 2.6m and the height to the ridge would be 3.7m. A single window is proposed on the front facing elevation. The rear element of the proposed extension would have a flat roof. This element of the proposal would be 2.7m tall, 9.1m wide and would project out by 4.6m.

The proposed rear and side extension would house a utility room, enlarged living space and a bedroom with ensuite.

The proposal would be constructed from brick for the elevations and tiles and GRP for the roofs. The windows and doors will be constructed from aluminium and UPVC.

Relevant History

22/00813/FUL - Erection of one detached dwelling. Decision: Approve subject to conditions.

23/01362/DOC - Submission of details to comply with conditions 4 (materials), 5 (windows and doors) and 10 (contamination) on planning permission 22/00813/FUL. Decision: Request completed.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Neighbour notifications via letters were sent to surrounding properties. Three objections were received. The representations has been summarised below:

- Was not notified of the application.

Officer comments: Neighbour letters were sent to neighbouring properties inline with national legislation.

- Disruption and damage caused by construction team during previous development on site and neighbouring site.

- The property has just been built.

- Impact on neighbouring boundary.

- Use of private land by contractors.

- The access lane is private land and should not be used.

- Covenants on land.

- Impact on elderly and disabled neighbours.

Officer comments: These are not material planning considerations. Where there are concerns in regard to use of private land or covenants associated with the land, this would be a legal matter. Amenity impact of the proposal is considered in the amenity section of the report.

- Property is located on a busy road with no parking for contractors.
- Concern over delivery of construction materials and highway safety.
- Concern over illegal parking.
- May block of lane and access for ambulances and health workers. Noted disability.
- Highway safety concerns of vehicles entering and leaving property.

Officer comments: It is noted that this application is a householder application to extend an existing dwelling. There is existing access for vehicles to park to the front of the property and off the public highway. Furthermore, illegal parking is enforced through other legislation.

- Not suitable as an industrial kitchen.

Officer comments: The application is for an extension to a dwelling. The application does not propose a change of use or introduction of a commercial kitchen.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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

The proposed extension has been amended to include a dual pitched gable roof on the single storey side extension and a flat roof with a parapet wall has been included on the single storey front extension.

The application dwelling is a newly constructed dwelling that has attempted to take some inspiration from the more historical neighbouring dwelling of no.111A Rochdale Road. Nevertheless, the design does differ from no. 111A. Furthermore, both nos. 111A and 111B are distinctly different from the properties on either side along Rochdale Road. These are stone built terrace properties, whereas nos. 111A and 111 are detached red brick properties. Furthermore, it is noted that the properties are set back from the highway with boundary treatment and a gate along the front. The host dwelling is a recently constructed dwelling with both properties being clearly different from the neighbouring properties.

The proposed front extension would be slightly larger than would be generally considered to be acceptable. However, it is noted that it would be constructed using matching materials which help support tying in the proposed extension to the rest of the dwelling. The removal of the pitched roof and replacement with a flat roof with a parapet wall has reduced the massing of the proposed extension. Overall, the proposed extension would be viewed in the context of the modern host dwelling and would not be appear at odds with the host dwelling or be overly dominant. On balance, the proposed front extension is considered to be acceptable.

In regard to the side extension element of the proposed single storey side and rear extension, it would have a pitched roof and be set back a considerable distance from the main front elevation. The design of this element of the extension is considered to be acceptable.

In regard to the rear element of the proposed extension, it would have a flat roof. The proposed extension would be set to the rear and viewed in the context of the modern dwelling. It would be visible when passing on the access lane. However, it would not be

clearly visible from the public highway to the front. On balance, the overall design is considered to be acceptable.

There is sufficient space around the house to store bins to the side or rear and away from the front elevation.

On balance, the design of the proposal is considered to be acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

There are no concerns in regard to the amenity impact of the proposed single storey front extension and side element of the proposed rear and side extension. It is noted that there are windows on the side elevation of no. 111A, however, these do not appear to be principle windows to habitable rooms.

In regard to the rear element of the proposed extension, it would be set close to the shared boundary with no. 111A. There is a recently constructed single storey extension to the rear of no. 111A. When measured from the rear elevation of the extension, the proposed extension would project out by 4m. This would adhere to the maximum standards for single storey rear extensions as set out in paragraph 5.6. The proposed extension would also adhere to the maximum standards in relation to no. 113.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space with 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, the SPD, the PfE and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (3)

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

Location Plan. Drawing number: B461-04 rev A. Received by email on 17/03/2026
Existing Block Plan. Drawing number: B461-05 rev A. Received by email on 17/03/2026

Existing Plans and Elevations. Drawing number: B461-01

Proposed Block Plan. Drawing number: B461-06 rev A. Received by email on 17/03/2026

Proposed Ground Floor Plan. Drawing number: B461-02 rev A. Received by email on 17/03/2026

Proposed Elevations. Drawing number: B461-03 rev C. Received by email on 30/03/2026

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.