

Officer Report

Case Reference: PL/2026/0053
Location: 10 FOOTWOOD CRESCENT, ROCHDALE, OL12 6PB
Proposal: Two storey side extension
Recommendation: Approve with Conditions
Officer: Bob Melling

LOCATION

This application refers to no. 10 Footwood Crescent, a two storey detached dwellinghouse situated amid a residential housing estate of similar detached dwellings in Shawclough. The property faces the highway to the east and is adjacent to nos. 8 (north) and 12 (south). The rear boundary of the curtilage borders the rear gardens of nos. 3 and 5 Foot Mill Crescent. These properties are set at a slightly lower ground level than the application property. The application property is a simple built form with a gable roof and limited detailing. It also benefits from a detached garage within the rear garden and at the end of the driveway.

PROPOSAL

Permission is sought for a two storey side extension that would project approximately 2.64m from the side elevation and 1.65m beyond the rear elevation. It would also be set back from the principal elevation by approximately 0.6m. The extension would adjoin the existing detached garage and would be finished in materials to match the existing property.

HISTORY

N/A

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 Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 12.03.2026

ASSESSMENT

Character and Appearance

The NPPF establishes that good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is 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, SPD Section 5.1 states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed two storey side extension would be set back 0.6m from the front elevation with the ridgeline set down accordingly. Therefore, it is considered that the proposal would demonstrate subservience to the host property.

It is also considered that the extension would be a proportionate addition with appropriate window detailing and the use of matching materials.

Lastly, it is noted that it would remain possible to store refuse bins to the side of the property via the side access along the north-facing side elevation.

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

Residential Amenity

CS Policy DM1 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 SPD provides projection limits for two storey extensions in order to protect the living conditions of neighbouring residents. It is noted that the proposed extension would comply with the projection limit set out under Section 5.9 of the SPD. Therefore, it is not considered that the proposal would result in an undue loss of light or outlook for neighbouring properties.

The SPD also provides minimum space standards that should apply to all new residential developments in order to avoid causing a significant loss of privacy and/or light for occupiers of neighbouring properties. Section 4.1(i) sets out the following standard which is relevant to the current proposal: *'21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.'* The proposed extension would introduce an additional rearward facing, upper floor bedroom window that would measure 21.4m to the directly facing rear elevation of no. 5 Foot Mill Crescent and 10m to the rear boundary of the curtilage. Although the proposed bedroom window would fall approximately 0.5m short of the aforementioned 10.5m minimum separation distance, it is noted that the proposed relationship would be similar to that shared between no. 12 Footwood Crescent and no. 5 Foot Mill Crescent. Given that the shortfall would be minor and considering the general levels of privacy typical in the area, it is not considered that the proposal would result in undue harm to the privacy and levels of amenity enjoyed by the neighbouring occupiers.

It is considered, on balance, that all habitable rooms within the application property would receive sufficient natural light and it is considered that the property would benefit from a suitable outdoor amenity space. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.

The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS Policy DM1, the SPD and the NPPF.

Highways

The proposed site plan indicates the provision of two off-street parking spaces, in accordance with CS Policies T2 and DM1.

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 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 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 permission relates to the following plans:

- Location Plan
- Existing Floor Plans, Elevations and Site Plan. Dwg no. 2389/1
- Proposed Floor Plans and Site Plan. Dwg no. 2389/2 received on 26 March 2026
- Proposed Elevations. Dwg no. 2389/3

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 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.