

## Officer Report

**Case Reference:** PL/2026/0086  
**Location:** 55 Elm Park Gate, Rochdale, OL12 7JS  
**Proposal:** Single storey rear extension following demolition of existing conservatory, the addition of front and rear dormers and alteration to fenestration on the first floor side elevation  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

### LOCATION

This application relates to no. 55 Elm Park Gate, a semi-detached, dormer bungalow located in the Shawfield area of Rochdale, 2.7km northwest of the town centre. The property is situated towards the turning head of the cul-de-sac, adjoining no. 53 to the northeast and adjacent to no. 57 to the southwest. The property benefits from an 11m long rear garden which abuts the rear boundary shared with nos.19 and 21 Elm Park Vale.

### PROPOSAL

Permission is sought for a front dormer that would match the design of the existing front dormer; a box-style rear dormer that would measure 7.36m (l) by 2.35m (d) by 2.25m (h); and a single storey rear extension with a lean-to roof. The existing first floor window in the side elevation would be bricked up.

It is important to note that the front and rear dormers were approved under application ref: 25/01125/HOUS, however the plans now include a single storey rear extension with a pitched roof that would intersect with the face of the rear dormer.

### HISTORY

21/00215/HOUS: Rear dormer extension and installation of rooflights on front elevation. Approved.

25/01125/HOUS: Proposed front and rear dormers and alteration to fenestration on side elevation. Approved.

### 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:** 25/03/2026

### **ASSESSMENT**

#### **Design, character and appearance**

The only material difference between the current application and the recently approved application (ref: 25/01125/HOUS) is the inclusion of a single storey rear extension. The proposed extension would have a similar footprint as the existing conservatory, and no concerns are had regarding the scale of the extension. While the intersection of the pitched roof with the proposed dormer would be somewhat awkward, it is noted that this detail would not be widely visible. Moreover, it is noted that the adjoining property has adopted a similar design approach. Overall, it is considered that the proposed development would be in keeping with the character and appearance of, and subordinate to, the original dwelling and surrounding properties.

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**

It is not considered that the proposed development would have a materially greater impact on any neighbouring properties when compared with the extant permission for the front and rear dormers. The proposed single storey rear extension would mirror the depth of the adjoining neighbour's extension and would not have an overbearing impact on the neighbours to the rear or sides.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

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 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 This permission relates to the following plans:

- Site Location Plan
- Existing Details. Dwg no. 20.2387.1B
- Proposed Details. Dwg no. 20.2387.SC1.1E
- Existing & Proposed Block Plans. Dwg no. 20.2387.3B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy JP-P1 of the Places for Everyone Joint Development Plan, policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

#### **Approval Reason(s) (1)**

- 1 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.