

Officer Report

Case Reference: PL/2026/0102
Location: 6 Sherwin Way, Rochdale, OL11 2UZ
Proposal: Single storey rear extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Location

The application relates to 6 Sherwin Way; this is a two storey detached dwelling. The property benefits from off street parking and a rear amenity space.

The site is located within the Defined Urban Area.

Proposal

The application seeks permission for a single storey rear extension. The proposed extension will project 2.4m from the rear elevation and be 2.6m in height. The proposal will be constructed in materials to match the host dwelling.

Relevant History

18/00976/HOUS - Single storey rear extension and conversion of garage to additional living accommodation. Approved.

Consultee Responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One comment has been made in relation to the plans not being available to view. Upon checking, the plans were available to view online.

A further representation was received that neither objected nor supported the application and made queries which are not relevant to the determination of the application.

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:

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)

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council’s adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed single storey rear extension will have a flat roof; this will not be visible from the highway and will not have a negative impact on the character of the area.

The development will meet the existing extension and is proposed to be the width of the house. The single storey rear extension will be of an appropriate scale and in keeping with the host dwelling.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The dwelling on Sherwin Way is staggered and as a result of this the proposed development will not have an impact on neighbour amenity. No windows are proposed on side elevations and this is considered acceptable.

Whilst the extension would not comply with the 4m 45degree rule set out within paragraph 5.6 of the SPD in respect of no.8, it is noted that the form of the extension is minimised through the design of the roof, and the impact would be on a less-intensively used part of the garden, such that the additional impact is not sufficient as to warrant refusal.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing highway or off-street parking.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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 and document:

- Location Plan
- Proposed Floor Plans and Site Plan 2382/2

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 and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

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

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.