

APPLICATION NUMBER: 25/00498/HOUS

Application Number:	25/00498/HOUS
Location:	11 Woolfenden Way, Wardle, Rochdale, OL12 9SS
Proposal:	Proposed garage extension and erection of 1.8m high timber fence and gate
Applicant:	Mr James Vardy
Case Officer:	Sam Yuen
DETERMINATION DATE 19.07.2025	EXT OF TIME 01.08.2025
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 11 Woolfenden Way, a two-storey detached dwelling located in a newbuild residential development in Wardle. The dwelling is located at the end of a cul-de-sac and is adjacent to no. 9 Woolfenden Way to the west and faces the highway to the south. To the east, the dwelling adjoins a private driveway shared with nos. 15 and 17 Woolfenden Way. The rear curtilage boundary backs onto the side curtilage boundary of no. 15 to the north. The property benefits from a detached single garage to the north-east of the dwelling with associated hardstanding.

Description of Proposal

Planning permission is sought for the enlargement to the existing detached garage comprising a 2.48m side extension and a 0.55m front extension. The garage is characterised by a hipped roof form and has a ridge height of 3.87m and a height to

eaves of 2.57m. It would be constructed in matching redbrick and grey concrete roof tiles with a new dark grey metal garage door.

The submitted plans also indicate the formation of a 1.8m-high timber fence and gate to the rear of the proposed garage extension, as well as the excavation of the existing landscaped space, the extension of the existing hardstanding and the formation of a 0.15m-high brick retaining wall to support the adjacent private access road.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

This proposal is unlikely to have any impact upon the highway.

The only concern is that the garage extension block forward visibility on the shared driveway making it difficult for users of the driveway to see vehicles approaching. Given the low speed and low level of traffic expected Highways do not believe the impact of this could be deemed as severe and as such have no objection.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

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

N/A

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposal would see the existing detached garage enlarged considerably, particularly to the side, and would increase the horizontal emphasis of the structure in relation to the host dwelling. Notwithstanding, detached garage buildings of such scale are not uncommon within the estate and are visible within the vicinity, notably in nos. 5, 7 and 17 Woolfenden Way. As such, the proposed enlarged garage would not constitute an incongruous structure to the street scene.
- ☐ The proposed extension would encroach onto the grass verge which provides separation space between the host dwelling and the adjacent private driveway. It would also project further forward of the front elevations of nos. 15 and 17. Whilst this arrangement is less than ideal, views of the garage would be limited due to its siting at the end of the cul-de-sac and its setback from the highway. In addition, the siting of nos. 15 and 17 has been designed

in such a way that they are more secluded from the surrounding dwellings and are not readily visible from the highway. Given this context, it is considered the proposal would have a neutral visual impact on the appearance of the street scene.

- ☐ The garage is not considered to a dominant addition to the host dwelling and would remain subservient by virtue of its single storey form.
- ☐ No concerns are had with the use of the hipped roof form which would be of a satisfactory design.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.
- ☐ No concerns are had with the amenity impacts of the proposed extension on adjacent no. 15 given there are no habitable room windows immediate adjacent to the common boundary. The garage is not directly adjacent to any other properties and is not considered to inflict adverse amenity impacts in this regard.
- ☐ The proposal would not impact on the existing amenity space and would maintain a satisfactory standard of amenity for its occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed development would not impact on the existing provision of parking spaces for the host property.
- ☐ The siting of the proposed garage extension would restrict the forward visibility of the adjacent private driveway shared by nos. 15 and 17. However, considering the low-trafficked and low speed use of this access, it is considered the impact to road users would not be so severe as to warrant refusal on highway safety grounds.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

Recommendation: Grant subject to the following conditions

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 and Existing Site Plan – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2000 Rev. B received 05/06/2025
- ☐ Proposed Site Plan and Boundary Fence Elevations – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2001 Rev. B received 12/07/2025
- ☐ Existing Floor Plan and Roof Plan – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2005 Rev. A received 19/05/2025
- ☐ Existing Elevations with Dwelling – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2010 Rev. B received 12/07/2025
- ☐ Existing Garage Elevations – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2011 Rev. A received 19/05/2025
- ☐ Proposed Floor Plan and Roof Plan – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2015 Rev. B received 12/07/2025
- ☐ Proposed Elevations with Dwelling – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2020 Rev. B received 12/07/2025
- ☐ Proposed Garage Elevations – drawing no. EWW-SVA-ZZ-ZZ-DR-A-2021 Rev. A received 19/05/2025

and the development shall be carried out in accordance with these drawings 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 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 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 Statement

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.

	Date	Officer
Report Completed	31/07/2025	Signed: SY
Authorisation	01/08/2025	Signed: RK

Report Author Sam Yuen