

APPLICATION NUMBER: 25/00730/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00730/FUL

CASE OFFICER
Sam Yuen

DETERMINATION DATE 15.10.2025 **EXT OF TIME** 29.10.2025

Address: 82 Rowrah Crescent, Middleton, Rochdale, M24 4NW

Proposal: Subdivision of 1 no. existing dwelling into 2 no. semi-detached dwellings with associated boundary treatments

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

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

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 23/10/2025

SITE

The application relates to no. 82 Rowrah Crescent, a two-storey end-terrace dwelling located within the Defined Urban Area in Langley. The dwelling is sited at the end of a cul-de-sac and is adjoined by no. 84 Rowrah Crescent to the south, adjacent to nos. 80 and 80A Rowrah Crescent to the northwest, and faces the highway to the west. The property benefits from a large garden space which extends up to the north and set on an elevation position. The rear curtilage boundary backs onto the rear curtilages of nos. 100 and 102 Rowrah Crescent to the northeast, and nos. 16, 18 and 20 Copeland Close to the north.

The host dwelling was subject to a two-storey side extension which is set back from the front wall of the original building.

PROPOSAL

Planning permission is sought for the subdivision of the existing dwelling into two three-bedroom dwellings. External alterations include the alteration of the ground floor window to an entrance door and the addition of obscure-glazing to the rear proposed bathroom window.

The submitted plans also indicate the installation of 1m and 1.8m-high boundary fencing to the front curtilage and the newly subdivided rear garden space respectively.

RELEVANT PLANNING POLICY

National Guidance

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

Places for Everyone Joint Development Plan (PfE)

Policy JP-P1 Sustainable Places

Policy JP-H1 Scale, Distribution and Phasing of New Housing Development

Policy JP-H3 Type, Size and Design of New Housing

Policy JP-H4 Density of New Housing

Adopted Rochdale Core Strategy (CS):

C1	Delivering the right amount of housing in the right places
C3	Delivering the right type of housing
P3	Improving design of new development
T2	Improving accessibility
DM1	General development requirements
Appendix 5	Schedule of parking standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016)

RELEVANT SITE HISTORY

14/01361/FUL - Conversion of existing two storey extension into one separate residential dwelling - Grant subject to conditions

11/D54262 - Two Storey Side Extension - Grant subject to conditions

CONSULTATION RESPONSES

Highways And Engineering

This development will not generate any significant volume of traffic.

The site in highways terms remains mostly unchanged. The addition of a dwelling would require two parking bays and none have been provided. It could not be argued that this will have a severe impact upon the highway and as such Highways have no sustainable objection to this proposal. The applicant should however ideally drop the kerb fronting their property and provide space for off street parking.

No new highways safety concerns are had as a result of this proposal.

Highways have no objection to the proposal.

United Utilities

No comments received at the time of writing.

Env Health - Noise/Odours

No comments received at the time of writing.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted within the vicinity of the property. No comments were received.

AMENDMENTS

Following comments from the Planning Officer, amendments were made to reduce the proposed front boundary fence from 1.8m to 1m.

ANALYSIS

Principle of Development

The application site is located within the Defined Urban Area as allocated under saved UDP Policy G/D/1. New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The adopted Places for Everyone established the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the Borough and states that new housing should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Planning permission is sought for the subdivision of an existing dwelling into two dwellings. The application site is sustainably located in an established residential context and has good public transport provision and access to jobs and services.

On this basis, the proposal would contribute towards the housing supply within the Borough, whilst being in a sustainable location in close proximity to local amenities and public transport facilities. The principle of the development is therefore acceptable, subject to all other material planning considerations as assessed in the below sections.

Design and Appearance

Collectively, the NPPF, PfE and the adopted Rochdale Core Strategy seeks to achieve a high standard of visual amenity by ensuring developments are visually attractive and sympathetic to local character and context. The proposal relates to the subdivision of an existing dwelling and would result in the alteration of an existing ground floor window to an entrance door opening to the new dwelling. As such, the external alterations would not materially alter the appearance of the host dwelling and would have a neutral impact on the character and appearance of the street scene.

The proposed design would be acceptable in accordance with Policy P2 of the adopted Core Strategy, Policy JP-P1 of the adopted PfE and the NPPF.

Residential Amenity

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.

The proposal does not comprise any enlargements to the host dwelling and thus the existing spatial relationship with the neighbouring properties would not be changed and would be acceptable.

It is noted the gross internal floor space of the proposed dwelling falls short of the nationally described space standards (NDSS). Notwithstanding, the proposed floor plan of the new dwelling does not differ far from the existing internal layout, with the exception of a new internal private staircase. As such, whilst the existing layout has historically served one dwelling, much of the proposed layout would operate in a similar manner to the existing arrangement. In addition, it is acknowledged the internal space of the original dwelling also falls short of the NDSS and thus the proposed layout would be consistent with the established residential dwellings in the area.

The proposed plans also indicate the alteration of one bedroom with a 6.51m² floor area which falls short of the minimum space standard for a single bedroom. Notwithstanding, the existing bedroom is also of a similar floor area and given this does not constitute the principal bedroom (which comprises sufficient space for a double bedroom), it is considered the residential amenity of the host occupants would not be compromised.

It is considered sufficient garden space of a functional layout would be retained for both dwellings.

The proposal would not result in adverse harm to residential amenity and would accord with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and Parking

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 proposal would result in the formation of a new dwelling and would require two additional parking space as set out in Appendix 5 of the Core Strategy. The proposed plans do not indicate any additional parking provision. However, the dwellings surrounding the cul-de-sac have historically utilised a communal parking area for approx. nine vehicles. It is also noted during the Officer's site visit that the front curtilage space for the host property comprises hardstanding for one off-street parking space.

With regard to highway impacts, Paragraph 116 of the NPPF states "*development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.*" Given the limited intervening space in front of the proposed dwelling, it would not be possible for off-street parking to be provided and the proposed dwelling will likely rely on on-street parking within the cul-de-sac and further on Rowrah Crescent. However, given its location as a low-trafficked, low-speed residential road, it is considered the addition of vehicles to the highway would not amount to unacceptable harm to highway safety. The Council's Highways Officer has also raised no objection to the proposal.

The proposed parking arrangements would therefore be acceptable in accordance with Policy DM1 and T2 of the adopted Core Strategy and the NPPF.

RECOMMENDATION: GRANT SUBJECT TO 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 – received 16/07/2025
- ☐ Existing Site Plan – drawing no. 8 received 20/08/2025
- ☐ Proposed Site Plan – drawing no. 7 received 22/10/2025
- ☐ Existing Floor Plans and Elevations – drawing no. 1 received 16/07/2025
- ☐ Proposed Ground Floor Plan – drawing no. 2 received 16/07/2025
- ☐ Proposed First Floor Plan – drawing no. 3 received 16/07/2025
- ☐ Proposed Elevations – drawing no. 4 received 16/07/2025

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the building hereby permitted the proposed bathroom windows in the first floor on the east-facing elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

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.

Report Author Sam Yuen