

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/01052/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 18.12.2025

Address: 57 Wordsworth Way Rochdale OL11 5JE

Proposal: First floor side and two storey rear extension following demolition of existing conservatory

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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?	Y

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

RECOMMENDATION	REFUSED
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CHECKED AND SIGNED OFF BY: RG

DATE: 27 November 2025

SITE

The site relates to 57 Wordsworth Way, this is a detached two storey dwelling in a cul de sac. The dwelling is located in the corner of the cul de sac and set back from no.55 Wordsworth Way.

The property benefits from off street parking and a rear amenity space.

PROPOSAL

The application seeks permission for a first-floor side and two storey rear extension following the demolition of an existing conservatory.

The proposed development would provide additional living space on the ground floor. On the first floor the proposed development would provide an additional two bedrooms and an ensuite.

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO2	Creating successful and healthy communities
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

DM1	General development requirements
SD1	Delivering sustainable development

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

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers. Two letters of objection have been received and raised the following:

- Loss of light
- Loss of view out of habitable rooms
- Overbearing visual impact on enjoyment of gardens
- Loss of privacy
- Increase in noise and disturbance during construction

ANALYSIS

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.

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 existing single-storey side elevation is approx. 1m from the shared boundary with no. 55 Wordsworth Way. The proposed first-floor side extension would also be set 1m from this boundary. The proposal would result in a large, blank elevation that would appear overbearing and dominate the neighbouring garden. This would have a negative impact on the amenity of the occupiers of the adjacent property. The outlook from neighbouring habitable rooms would be largely dominated by the proposed development, and the limited separation distance would create an enclosed feel for neighbours when out in their garden. Given the orientation of the housing this extension would also have a significant impact on natural light to the neighbouring property to the north. This results in the proposed development having an unacceptable impact on neighbour amenity.

The proposed bedrooms would have sufficient light and outlook for the occupier. The proposed development could leave a sufficient amount of garden space.

Overall, it is considered that the proposed development would give rise to an unacceptable and overbearing impact on no. 55 Wordsworth Way and therefore fails to accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy, the council's Guidelines and Standards for Residential Development SPD,

Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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 first floor side extension will be flush with the front elevation of the host dwelling, this will not result in a terracing effect due to the dwellings being staggered. The proposed development will be seen from the highway, however, is not considered to have a negative impact on the street scene as it is of an appropriate design.

The application form indicated the proposed finishing materials will match the host, this is considered acceptable.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

RECOMMENDATION

REFUSE for the following reason:

1. By reason of the proposed development's scale, orientation and close proximity to the shared boundary wall of no.55 Wordsworth Way, the development would result in an overbearing and visually dominant development. The development would harm the outlook and available natural light from neighbouring habitable rooms and have a negative impact on the enjoyment of the garden. The proposed development therefore is contrary to Policy DM1 and P3 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the requirements of the National Planning Policy Framework.