

APPLICATION NUMBER: 25/00692/HOUS

Application Number:	25/00692/HOUS
Location:	23 Collier Avenue Milnrow Rochdale OL16 3UY
Proposal:	Single storey side extension with the creation of 2 new vehicle parking spaces and alterations to fenestration on the side elevation
Applicant:	Becky Talacka
Case Officer:	Majid Mir
DETERMINATION DATE 12.09.2025	EXT OF TIME
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

Number 23 Collier Avenue is a two storey semi-detached dwelling located at the end of a cul-de-sac. The application is located by the turning head on Collier Avenue. To north, west and south are residential properties. To the west is Wildhouse Lane.

Description of Proposal

The application proposes to construct a single storey side extension. The proposed extension would have a mono pitched roof with one window to the front and one window to the rear elevation. The proposed extension would be constructed using matching red/orange brick and brown tiles. The application also proposes to relocate the parking spaces to the part of the garden located by the turning head. The application also proposes to reduce the size of the window on the first floor side elevation of the host property.

The application does not propose any alterations to the boundary treatment and this does not form part of the application.

Relevant History

79/D08645 Carport.
Decision: Approved.

Township/Member comments

No comments received.

Consultee responses

Highways And Engineering

This application sees the driveway relocated to accommodate an extension.

This proposal will not have any significant negative impact upon the highway.

Representations

Letters of notification were sent to neighbouring properties, and a site notice was placed in the vicinity of the site. No representations have been received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places
JP-S4 Flood Risk and the Water Environment

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area
EM/7 Development and Flood Risk

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

G8 Managing water resources and flood risk
P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Amendments

None Applicable.

Assessment

Design: DM1 and P3

- ☐ The proposed extension would be constructed using matching materials which is considered to be acceptable. Additionally, the fenestration on the proposed extension is considered to be proportionate.
- ☐ The proposed single storey extension would have a lean-to mono pitched roof. Although there would be a preference for a dual pitched gable roof design, it is noted that the lean-to mono pitched roof design is of a standard design found on multiple properties within the vicinity of the site. It is further noted that the property is located at the end of the cul-de-sac and would have limited impact on the visual amenity of the streetscene.
- ☐ The proposed extension would be approximately 67% of the width of the host property. This is considered to be slightly wider than what would normally be acceptable. However, the proposed extension would be a single storey extension that would still be subservient to the host property.
- ☐ The design of the proposed window on the first floor side extension is considered to be acceptable.
- ☐ On balance, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ The application proposes a single storey extension and relocation of the off-street parking spaces. A window is proposed to the front and one to the rear. The window to the front would be for a bedroom and the window to the rear would be for the ensuite. The proposed extension would not project out any further than the existing two storey dwelling. It is considered that the proposed extension would not unduly impact on the amenity of any of the neighbouring properties.
- ☐ The bedroom in the proposed extension would have a sufficient amount of light and outlook. Additionally, the proposed extension would not lead to undue loss of light and outlook to any of the existing habitable rooms in the property. Furthermore, the property would retain ample outdoor amenity space.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposal would see the existing off-street parking to the side removed by the addition of the single storey side extension. However, the application

proposes to relocate the parking on existing hardstanding to the front of the property. Two off-street parking spaces are proposed in this new location. Additionally, it is noted that the kerb has already been dropped along this part of the highway. The parking arrangement will be similar to the parking arrangement of no. 34 Collier Avenue.

- ☐ The parking arrangements would meet the standards set out in appendix 5 of the Core Strategy. Additionally, the highways department have raised no objections to the new parking arrangements.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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 development shall be carried out in accordance with the following drawings and documents hereby approved:

- Site Location Plan
- Existing & Proposed Block Plans. Drawing number: 25.3632.3B
- Existing Details. Drawing number: 25.3632.1A
- Proposed Details. Drawing number: 25.3632.2A

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, 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 the interests of ensuring a satisfactory visual appearance to the development and 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. The parking bays as shown on the approved plan 'Existing & Proposed Block Plans' (drawing number: 25.3632.3B) shall be finished with porous tarmac or block paving, unless first approved in writing by the Local Planning Authority.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary Development Plan,

Policy JP-S4 of the adopted Place 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	09/09/2025	Signed: MM
Authorisation	11/09/2025	Signed: RC

Report Author Majid Mir