

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00415/HOUS

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 12.06.2025 **EXT OF TIME** 14.08.2025

Address: 4 Arnold Avenue Heywood Rochdale OL10 2ND

Proposal: Single storey rear extension including first floor front extension

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH

DATE: 11/08/2025

SITE

The site is located at 4 Arnold Avenue, Heywood. This is a two-storey detached dwelling with an attached garage. The property has an existing rear extension that is approx. 1/3 the width of the house.

The property benefits from off street parking a front and rear garden. The site is located within the Defined Urban Area.

PROPOSAL

The proposal seeks permission for a single storey rear extension and side extension that extends past the front elevation of the dwelling.

On the ground floor the proposal will provide living space for an additional living room and extended kitchen. On the proposed first floor an additional bedroom will be provided.

RELEVANT PLANNING POLICY

National

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

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed development is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP).

The principle of development is considered acceptable within the Defined Urban Area and further matters will be considered below.

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 SPD sets out guidance for single storey extensions in paragraph 5.6, 'For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling'. The proposed development projects 4m from the rear elevation of the host dwelling and this results in the proposed development complying with the SPD.

The rear extension will have a flat roof, this will match the existing garage structure and on balance is considered to acceptably fit in with the existing development.

The application also seeks a first-floor side extension over the existing garage. The SPD sets out that side extensions should be set back from the front main wall of the house, this is to avoid a terracing effect. In this regard the proposed development does not comply with the SPD. However taking into account the distance between the dwellings on Arnold Avenue the proposed development will not lead to a terracing effect. Within the street scene no.2 Arnold Avenue has an extension which projects past the main front elevation of the dwelling, taking this into consideration the proposed side extension is considered acceptable as it will not have a negative impact on the street scene.

As such, it is considered that the proposals would comprise a good standard of design and are 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 Council's 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 proposed development complies with the space standards set out in the SPD and will not have a negative impact on neighbours. The proposed development will not introduce windows on the side elevation and this is considered acceptable.

The proposed development will leave a sufficient amount of garden space for occupiers.

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

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. 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 parking or highway and is considered acceptable.

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

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. This permission relates to the following plans and document:

- Location Plan
- Proposed Site Plan received
- Proposed Elevations and Floor Plan A102 received 29/07/2025

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 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 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 Aimee Bovaird