

Class A – Larger Homes Extension

Application Number:	25/00420/HH42
Location:	130 Queensway, Rochdale, OL11 1TP
Proposal:	Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 2.90m and height to eaves to 2.90m)
Applicant:	Mr Hussain Chatta Tanveer
Case Officer:	Sam Yuen
Recommendation:	Grant

CHECKED AND SIGNED OFF BY: TH

DATE: 16.06.2025

Site Description

The application relates to no. 130 Queensway, a two-storey semi-detached dwelling located in Kirkholt. The dwelling is adjoined by no. 132 Queensway to the south-west, adjacent to no. 128 Queensway to the north-east, and faces the highway to the south-east. The rear curtilage boundary backs onto the rear curtilages of nos. 5, 7 and 9 Denver Road to the north-west.

Publicity	Neighbour letters expired?	Yes	Responses received?	Yes
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Neighbours Notified:

128 Queensway, Rochdale, OL11 1TP
132 Queensway, Rochdale, OL11 1TP
5 Denver Road, Rochdale, OL11 1TT
7 Denver Road, Rochdale, OL11 1TT
9 Denver Road, Rochdale, OL11 1TT

Number of representations received: One objection

Summary:

- ☐ The proposed 5m extension is excessive and would bring it close to the adjacent common boundary.
- ☐ An investigation should be done to ensure no damage is made to the nearby tree.
- ☐ The homeowner should be aware of the allowed noise hours for construction.

Relevant History:

16/01187/HOUS - Single storey rear extension (Re- submission of 16/00761/HOUS)
- Grant subject to conditions

16/00761/HOUS - Proposed two storey rear extension including rear dormer –
Refuse

Permitted Development Rights removed?	Cannot locate original permission
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Prior Notification of a Proposed Larger Home Extension – Town and Country Planning (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1 (Class A.1).

Description of Proposed Development

The Host Dwelling is: Detached ☐ Other ☒

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally:

What will be the maximum height of the proposed extension measured externally from the natural ground level:

Is the proposal wholly within the curtilage of the dwellinghouse?	Yes
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Assessment (Class A)

Class A of Part 1 of Schedule 2 of the GPDO allows for the enlargement, improvement or other alteration of a house subject to it not being contrary to any of the following criteria:

- a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

☒ **Complies**

☐ **Does Not Comply**

- b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

☒ **Complies**

☐ **Does Not Comply**

- c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- e) The enlarged part of the dwellinghouse would extend beyond a wall which—
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- g) For a dwellinghouse not on article 2(3) land or a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
a. extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, **or**
b. exceed 4 metres in height;

☒ **Complies**

☐ **Does Not Comply**

The host dwelling is a semi-detached property and therefore eligible for a 6m extension. The plans indicate a projection of 5m and a maximum height of 2.9m.

- h) the enlarged part of the dwellinghouse would have more than one storey and—
i. extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
ii. be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;

☒ **Complies**

☐ **Does Not Comply**

- i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

☒ **Complies**

☐ **Does Not Comply**

- j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:
i. Exceed 4 metres in height;
ii. Have more than a single storey, or
iii. Have a width greater than half the width of the original dwellinghouse

☒ **Complies**

☐ **Does Not Comply**

- ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j)

☒ **Complies**

☐ Does Not Comply

The proposal would not be joined to an existing enlargement.

- k) It would consist of or include-
- i) The construction or provision of a verandah, balcony or raised platform
 - ii) The installation, alteration or replacement of microwave antenna
 - iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
 - iv) An alteration to any part of the roof of a dwellinghouse

☒ **Complies**

☐ Does Not Comply

- ☒ **The plans do not include a balcony or raised platform that would exceed 0.3m from ground level**
 - ☒ **The plans do not include the alteration of a microwave antenna**
 - ☒ **The plans do not include the alteration or installation of a soil and vent pipe**
 - ☒ **The plans do not include the alteration to any part of the roof of the dwellinghouse**
- ☒ Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

☒ **Complies**

☐ Does Not Comply

- ☒ A.3 Development is permitted by Class A subject to the following conditions—
 - a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- ☒ The development has begun on site prior to -
 - a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.

☒ **Complies**

☐ Does Not Comply

Assessment

- ☒ Paragraph (7) of Section 4 within The Town and Country Planning (General Permitted Development) (England) Order 2015 states “*where any owner or occupier of any adjoining premises objects to the proposed development, the*

prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of adjoining premises.”

- ❑ Paragraph (9) goes on to state that when considering the impact the LPA shall – *“(a) take into account any representations made as a result of the notice given under subparagraph (5); and (b) Consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.”*
- ❑ In view of the above, the impacts on the amenity of adjoining premises have been considered as in conjunction with the requirements of the National Planning Policy Framework, the Council’s Core Strategy and the Supplementary Planning Document ‘*Guidelines and Standards for Residential Development*’.

Amenity: DM1 and SPD

- ❑ Paragraph 135 of the NPPF states planning decisions should *“create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”*
- ❑ The GPDO does not require regard to be had to the development plan, but policies may be material considerations where relevant to matters of amenity. The adopted development plan for the borough is the Rochdale Core Strategy 2016. Policy DM1 requires development proposals to ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”* PfE Policy JP-P1 also requires new development to offer a high level of amenity and address microclimate issues such as sunlight and shade (inter alia). The ‘*Guideline and Standard for Residential Development*’ SPD has been produced to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this application.
- ❑ Section 5.5 of the SPD states *“it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”*
- ❑ In particular, Section 5.6 of the SPD states the following maximum standard for single storey extensions:
 - ❑ *“For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
 - ❑ *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”*
- ❑ Section 5.3 of the SPD acknowledges that there may be cases where extensions which exceed the guidance may be acceptable and that each application is to be determined on its own merits.
- ❑ The proposal seeks to construct a 5m single-storey rear extension to the host dwelling. The extension does not project beyond the existing single-storey rear extension of no. 132 and is not considered to give rise to undue overshadowing impacts to the neighbouring occupiers. Likewise, the extension does not project beyond a 45 degree line drawn from a point 4

metres along the common boundary from the rear elevation of no. 128 and would accord with Section 5.6 and 5.7 of the SPD.

- ② No concerns are had as to the impact on the amenity of the adjoining properties to the rear given that the application relates to a single-storey rear extension and the dwellings to the rear are set away with rear gardens and boundary treatments separating the two.
- ② Taken as a whole, the proposal would not unduly impact on the amenity of the neighbouring occupants and would accord with the requirements of Policies DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF and prior approval therefore granted.

Decision: Grant

Informative:

For the avoidance of doubt, the decision relates to the following drawings:-

- Location Plan – received 22/04/2025
- Existing Site Plan – received 22/04/2205
- Proposed Site Plan – received 22/04/2025
- Existing Floor Plans – drawing no. 1 received 22/04/2025
- Existing Elevations – drawing no. 2 received 22/04/2025
- Proposed Floor Plans – drawing no. 3 received 22/04/2025
- Proposed Elevations – drawing no. 4 received 22/04/2025

Report Author Sam Yuen