

APPLICATION NUMBER: 25/00882/HOUS

Application Number:	25/00882/HOUS
Location:	13 Oswald Street Rochdale OL16 2LA
Proposal:	Single-storey rear extension
Applicant:	M Sadiq
Case Officer:	Rosalind Gralton
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The site relates to a mid terrace two storey dwellinghouse in Rochdale.

The property does not benefit from any extensions. The properties have walled rear garden areas.

The site is not listed, nor within a conservation area or setting of any heritage asset.

Description of Proposal

Planning permission is sought for a single storey rear extension with a pitched roof.

The proposed extension would be 3.3m in length, 2.7m width, with an eaves height of 2.5m and a ridge height of 3.3m

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring properties 18/08/2025; no objections were raised.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

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

Amendments

None.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective

architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

The proposed single storey extension would be designed subordinate and in keeping with the main dwellinghouse, with a pitched roof and eaves height of 2.5m. A condition is secured ensuring matching materials.

The projection of the extension is assessed from a residential amenity perspective later in this report; however from a visual amenity perspective, the proposed extension is acceptable and in compliance with the guidance within the SPD, and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Single storey rear extensions:

The Council's Guidelines and Standards for Residential Development SPD from Section 5.5 – 5.7. The guidance within Figure 5 demonstrates a typical scenario where a single storey extension projecting 3m from the rear elevation of the property adjacent to the side boundary of the adjoined property, would be acceptable. Any additional projection is permitted the extra projection is increased by the amount equal to the extra distance from the side boundary, and does not project beyond a 45 degree line measured from the point along the common boundary.

The proposed extension would be single storey at a projection of 3.3m along the common boundary. The common boundary, defined by a 150mm wide brick wall, the proposed extension is in excess of guidance by 150mm and falls contrary to the limitations set out within the SPD guidance. However, the proposed excess projection of 150mm would not materially affect the impact on the adjacent neighbour to a detrimental degree and would not result in an unacceptable overshadowing or overbearing impact upon No 15. As such, the proposal would meet the guidance as outlined within the Council's SPD and would be acceptable in this instance.

Space Standards

Section 4 of the Council's SPD states the following in relation to space standards:

'4.1 Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it

results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4). 4.2 Where buildings of three or more storeys are proposed, or there is a marked difference in levels, it may be necessary for the minimum distances set out in (ii) and (iii) above to be increased.'*

The proposed extension will not have a window on the rear elevation and would have a window on the side elevation, facing No 11. While the intervening brick boundary wall would provide adequate screening of their rear amenity space, for the avoidance of doubt, an obscure glazing condition is secured to the window to ensure no overlooking given the minimal distance to the side boundary wall.

The new internal room created would accommodate a bathroom, and therefore no concerns are raised in relation to adequate light.

Overall, the proposed extension would have an acceptable impact on the residential amenity of future and neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Highways

Existing parking arrangements are retained, and the proposed extension would not incur an additional bedroom or requirement for a parking space. The proposal is considered acceptable to this regard.

Recommendation: Grant subject to conditions

1. The development hereby permitted shall begin no later than three years from the date of this planning 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:

-Application Form

-Proposed Floor Plan, Elevations and Site Plan 2323/2– received 20/08/2025

-Location Plan – received 20/08/2025

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, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of extension, all windows to the side elevations facing west on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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.

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	13/10/2025	Signed: RGR
Authorisation	13/10/2025	Signed: RK

Report Author Rosalind Gralton