

APPLICATION NUMBER: 25/00807/HOUS

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Location:	14 Deacon Street Rochdale OL16 2TB
Proposal:	Two storey rear extension
Applicant:	Mr Sad Miah
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 application relates to 14 Deacon Street, a mid terrace post war, two storey property in Rochdale. The property benefits from an existing single storey front and rear porch extension.

The site is located within the defined urban area and is not within the setting of a listed building or conservation area.

Description of Proposal

Permission is sought for a part single part two storey extension. The proposed single storey extension would project 3m from the rear elevation, at full width of the property, while the first floor element atop would project 2.4m from the rear elevation, adjacent with the boundaries of neighbouring properties at No 12 and 16.

The proposed extensions would have a hipped and pitched roof.

Relevant History

25/00808/CPL – Pending Consideration

No other history

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 two storey extension would be designed in keeping with the existing dwellinghouse, with a hipped roof to the two storey extension and a pitched roof to the single storey element, with an eaves height of 2.5m at single storey and 5m at two storey. 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.

Two storey rear extensions:

The Council's Guidelines and Standards for Residential Development SPD from Section 5.8 – 5.10. The guidance within Figure 7 demonstrates a typical scenario where a two storey extension projecting 2.4m from the rear elevation of the property adjacent to the side boundary, would be acceptable.

Paragraph 5.9 states '*Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s) (Figure 7 below).*'

Paragraph 5.10 states '*Where there is a single storey extension at the rear of the neighbouring property which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).*'

The proposed extension would be two storey at a projection of 2.4m and single storey, would project 3m along the common boundary. It would not result in an unacceptable level of overshadowing or overbearing upon either adjacent property. 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 have a 30m distance to the rear elevation of the nearest properties located on Halifax Road. The extensions would not be visible from the front elevations of properties on Deacon St. As such, the guidance above is satisfied.

Regarding internal amenity, all new habitable rooms are served with an adequate level of natural light which is considered sufficient.

Overall, the proposed dormer 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

Note: existing parking arrangements retained and similar increased in the number of bedrooms could be achieved via permitted development rights. The existing cul-de-sac is relatively saturated in respect of on-street parking which could not be made worse by the development.

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: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Application Form
- Proposed Floor Plan and Site Plan 2323/2– received 04/08/2025
- Proposed Elevations 2323/3– received 04/08/2025
- Location Plan – received 04/08/2025

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.

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	29/09/2025	Signed: RGR
Authorisation	03/10/2025	Signed: RK

Report Author Rosalind Gralton