

Application Number:	24/01141/HOUS
Location:	21A Ramsden Road, Wardle, Rochdale, OL12 9LB
Proposal:	Single-storey front extension following demolition of conservatory and canopy roof
Applicant:	Mr Stuart Wildman
Case Officer:	Sam Yuen
DETERMINATION DATE 04.04.2025	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

The application relates to no. 21A Ramsden Road, a two-storey detached dwelling located in the village of Wardle. The dwelling is adjacent to no. 21 Ramsden Road to the south, adjacent to no. 23 Ramsden Road to the east, and faces the highway to the south-east. The host dwelling is set back in excess of 15m from the highway and comprises an extant conservatory to the front elevation.

Description of Proposal

Planning permission is sought for a single-storey front extension to replace the existing front conservatory. The proposed extension comprises the same projection as the existing and is characterised by a flat roof form measuring 2.82m high with a roof lantern of an additional 0.62m height.

The proposal also comprises an infill front extension to accommodate a front porch. It has a projection of 2.05m and would join the aforementioned replacement extension.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

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

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed front extension would result in a more consolidated built form when compared with the existing glazed conservatory structure. Notwithstanding, owing to its considerable setback and screening by way of the front boundary soft landscaping, and the fact the extension does not project beyond the existing front elevation, it is considered the visual impact of the proposal to the street scene is ultimately limited.
- ☐ The proposed single-storey form would remain subservient to the host dwelling. Likewise, the flat roof form would not appear overly incongruous when viewed with the dwelling as a whole.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ Whilst the use of large glazing to the front elevation is unusual for typical residential dwellings, it would not appear dissimilar to the existing arrangements of the conservatory which would be acceptable.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ The proposed extension does not project beyond the front elevation of the dwelling and does not directly face any properties to the front.

- ☐ The proposed side elevation windows would not result in adverse additional overlooking impacts to the side elevation windows of no. 23 beyond the existing impacts of the conservatory and would be acceptable in this regard.
- ☐ Taken as a whole, no adverse amenity harm to the neighbouring occupiers has been identified.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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 permission relates to the following plans:

- ☐ Location Plan – Drawing no. RAM-JKA-XX-XX-DR-A-PL00 received 18/11/2024
- ☐ Existing Site Plan – Drawing no. RAM-JKA-XX-DR-A-PL06 received 07/02/2025
- ☐ Proposed Site Plan – Drawing no. RAM-JKA-XX-DR-A-PL07 received 07/02/2025
- ☐ Existing Floor Plans – Drawing no. RAM-JKA-XX-DR-A-PL01 Rev. P1 received 07/02/2025
- ☐ Existing Elevations – Drawing no. RAM-JKA-XX-XX-DR-A-PL02 received 18/11/2024
- ☐ Proposed Floor Plans – Drawing no. RAM-JKA-XX-DR-A-PL03 Rev. P1 received 07/02/2025
- ☐ Proposed Elevations – Drawing no. RAM-JKA-XX-DR-A-PL04 received 18/11/2024

and the development shall be carried out in accordance with these drawings hereby approved.

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 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 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, 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	26/03/2025	Signed: SY
Authorisation	28/03/2025	Signed: RG