

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01061/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 17.03.2025 **EXT OF TIME** 13.06.2025**Address:** 43 Tintern Road Middleton Rochdale M24 6HT**Proposal:** Single storey extension

PUBLICIT Y	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	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

COMMENT S	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIO NS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION**GRANT subject to conditions****CHECKED AND SIGNED OFF BY:****DATE:**

SITE

The site is located at 43 Tintern Road, a semi-detached two storey dwelling. The dwelling benefits from off street parking, front and rear amenity space. The dwelling is finished in brown brick.

The site is in the Defined Urban Area

PROPOSAL

The application seeks permission for a single storey rear extension. The proposed development will provide extra living space.

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
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

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 notifications have been sent out to surrounding properties and a site notice has been displayed in the vicinity. No comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

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 proposed development will have a flat roof with a skylight, the scale of the proposal is considered acceptable in terms of design as the extension will be subservient to the host dwelling. The proposed development will be finished in materials to match the host dwelling, and this is considered acceptable. The proposed development will not be seen from the highway.

For the above reasons, it is considered that the proposals would comprise a good standard of design and are considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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 Councils 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 SPD sets out guidance for single storey rear extensions in paragraph 5.6, '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).'

From the common boundary with no. 41 Tintern Road, the rear extension projects 3m. The extension then steps in and remains under a 45 degree line measured from the 3m point on the common boundary. The rest of the extension will project 4m from the rear elevation. This maximises the allowed projection under the SPD, however, does comply.

No. 45 Tintern Road is detached from no.43 Tintern Road, from the common boundary with no.45 Tintern Road the rear extension projects 4m. The proposed single storey rear extension complies with the SPD. Due to this dwelling being detached, there is some space around the property to mitigate the impact of the proposed development.

The proposed development will not have windows on the side elevations, the windows proposed will be on the rear elevation and they will not have an impact on the privacy of neighbours as they will not be overlooking neighbouring properties. The single storey rear extension will be 2.6m in height and this will not result in the proposal being overbearing to neighbours. The proposed development will leave sufficient garden space for existing and future 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 highways 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 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 This permission relates to the following plans:

Location Plan

Proposed Site Plan A108 received 2/04/25

Proposed Elevations and 3D Visuals A112 Rev B received 2/04/25

Existing Demo and Proposed GF Plan received 2/04/25

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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