

APPLICATION NUMBER: 25/00545/HOUS

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Location:	84 Bagslate Moor Road Rochdale OL11 5YH
Proposal:	Two storey side extension, single storey rear extension with pitched roof and render finish and alteration to fenestration on the rear ground floor elevation
Applicant:	MOHAMMED JAMEEEL
Case Officer:	Rosalind Gralton
DETERMINATION DATE 13.08.2025	EXT OF TIME 04.09.2025
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	
	Contrary to previous decision?	
	Called in or Planning Panel objection?	

COMMENTS	Planning Panel comments received?	
	Neighbour comments received?	

CONDITIONS	Pre-commencement conditions proposed?	
	Pre-commencement conditions agreed (or notification period expired)?	

Location

The application site relates to a large, two storey detached property on the western side of Bagslate Moor Road. The property benefits a large front driveway, double garage and a large rear garden area. A canopy on the front elevation adjoins the two storey property and the single storey double garage.

A mature willow tree is located in the rear garden area of the property.

The site is located within the defined urban area and has no other policy designations.

Description of Proposal

Planning permission is sought for the erection of a 3.7m wide two storey side extension to match the existing dwelling, and a 7.45m wide single storey extension to the rear with pitched roof and render finish and alteration to fenestration on the rear ground floor elevation. The two storey side extension will have glazing to match the

main dwellinghouse, and the single storey rear extension will have a large glazed rear elevation.

Alterations are also proposed to the hardstanding at the front of the property including an additional dropped kerb.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Highways And Engineering

No objections

Representations

One letter of representation was received. Concerns were raised regarding overlooking and the mature willow tree to the rear of the property; requesting the tree is preserved as a condition of the planning permission. Concerns were raised regarding possible removal of the willow tree resulting in impact to overlooking.

Officer response: No trees on the site are protected by a tree preservation order (TPO). A planning condition would be unsuitable to secure retention of the tree.

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 Applicable

Assessment

Design and Visual Amenity:

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal is a two storey side extension and single storey rear extension.

The proposed single storey rear extension would measure 7.47m wide, 2.9m length, 2.1m eaves height and 2.5m ridge height. The extension will be significantly set away from the common side boundaries with the adjoining property from the shared boundary with the property to the south. Visually, the single storey rear extension is acceptable and has no unacceptable design impact.

It is noted the proximity of the mature willow tree to the proposed rear extension. The applicant was asked to submit an Arboricultural Impact Assessment to confirm the roots of the tree would not be affected, however the application put forward the realistic case the tree was not protected, and they proposed to remove the tree rather than submit a report. In the interest of retaining the unprotected tree, it was therefore decided the application shall be determined in the absence of the report, and it is unlikely the proposal would result in any unacceptable impact.

The proposed two storey side extension would measure 3680mm wide, 6m depth, eaves height of 5m and a ridge height of 7.3m, to match the existing property.

Paragraphs 5.11 – 5.13 of the Council's Guidelines and Standards for Residential Development SPD, relates to two storey side extensions. Given the distance between the extension and the side boundary, it is not considered the proposal would result in a terracing impact, or remove the sense of spaciousness within the streetscene. Additionally, while it is noted the guidance advises a setback at front elevation, given the context of the proposed side extension, it is not considered the setback at first floor is required in this instance.

Visually, the side extension is designed to match the host dwelling and would be considered acceptable. The proposed doors and windows on the rear extension are designed to match the existing property, which is acceptable.

Given the above, and subject to a condition securing matching materials, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity:

Protection of residential amenity is considered under CS Policy DM1, 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. This is reflected in both the NPPF and PpE, which establish the importance of achieving high standards of residential amenity.

Paragraph 5.6 of the Guidance and standards for residential developments SPD states

'The following maximum standard will apply 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);*

The proposed rear extension would be set well away from the common side boundaries. The distance from the rear extension to the rear boundary would be 8-6.8m due to the angle of the rear boundary. The proposed rear extension would have no side windows, and the rear glazing would face onto the boundary fence, with the intervening mature willow tree. It should be noted if the willow tree was to be removed, the proposed extension would not be considered to have an unacceptable overlooking impact on properties to the rear.

A 10.4m distance is proposed to the rear boundary from the proposed two storey side extension rear window, which would serve an en-suite and a secondary bedroom window. While this fails the space standards guidance outlined in 4.1 (ii) of the Council's SPD guidance by 0.1m, it is considered the proposal is acceptable and would not overlook properties to the rear located along Springbank Lane.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed scheme would not alter the existing parking to the front which provides off street parking spaces for at least four cars. One additional bedroom is formed as part of the extension and ample off-street parking spaces are available to accommodate this. Alterations are proposed to the hardstanding to the front of the property, including dropping of the kerb, which is considered acceptable. These

proposals would not result in any unacceptable parking arrangements or unacceptable impact upon road safety. The proposal would have no unacceptable impact on the existing off-street parking arrangements and is therefore considered acceptable in accordance with CS Policies DM1 and T2.

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 – received 17/06/2025
- ☐ Existing and Proposed Block Plans - received 17/06/2025
- ☐ Proposed Ground Floor Plan - received 17/06/2025
- ☐ Proposed First Floor Plan - received 17/06/2025
- ☐ Proposed Front and Rear Elevations - received 17/06/2025
- ☐ Proposed Side Elevation 1 with Garage - received 17/06/2025

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 to the proposed two storey side extension shall match those used in the construction of the existing dwellinghouse in respect of their colour, type 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	12/08/2025	Signed: RGR
Authorisation	13/08/2025	Signed: RK

Report Author Rosalind Gralton