

APPLICATION NUMBER: 25/00497/HOUS

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Location:	129 Warwick Road, Middleton, M24 1HZ
Proposal:	Single storey side/rear extension with pitched roof and single storey front porch extension with pitched roof following demolition of existing detached garage
Applicant:	Mr and Mrs Anthony And Pat O'Rourke
Case Officer:	Bob Melling
DETERMINATION DATE 09.07.2025	EXT OF TIME N/A
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. 129 Warwick Road, a two storey, semi-detached dwelling located in a residential area of Middleton. The property faces the highway to the west, is adjoined by no. 131 Warwick Road to the south and is adjacent to no. 127 Warwick Road to the north but is orientated at approximately 45 degrees due to the curvature of the road. These neighbouring dwellings both have almost triangular plots with gardens that taper to the rear.

No. 127 Warwick Road has previously been extended by means of a flat roofed two storey side extension which is formed with a blank double storey side elevation close to the boundary with the application property. There is an obscurely glazed door and window to the rear of this extension at ground floor level which serves the utility room behind the garage.

The application property faces nos. 104 and 106 across Warwick Road to the west and the rear boundary of the curtilage borders the rear garden of no. 123 Warwick Road to the east.

Description of Proposal

Permission is sought for a front porch and a single storey side and rear extension. The side and rear extension would have a corner cut out due to the angled boundary and a dual-pitched roof. The front porch would have a ground area of approximately 3m and a dual pitched roof with a maximum height of 3m. The extensions would be constructed in materials to match those used in the exterior of the host dwelling.

Relevant History

17/00064/HOUS Proposed single storey side and rear extension including demolition of existing garage. Granted STC March 2017

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no responses were received in response to the proposed development.

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 Development

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

N/A

Assessment

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area'* and to *'enhance the borough's identity and sense of place, 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.'*
- ☐ The front porch would have a modest scale that would be only 0.05m above the permitted development limit in terms of its ground area. Therefore, it is considered to be an appropriate addition that would not be materially different to what would be allowed through permitted development.
- ☐ The side and rear extension is considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the original dwellinghouse.
- ☐ Moreover, the extension would be finished in brickwork and roof tiles to match the existing dwellinghouse which is considered acceptable.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.'*
- ☐ Section 5.5 of the SPD states *'it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.'*
- ☐ The alignment between the application property and no. 127 Warwick Road is off set, meaning the rearward extent of the proposed extension would exceed the SPD projection limit (Section 5.6) by approximately 0.58m. Notwithstanding, the space to the rear of the neighbouring extension is a

utility room with obscurely glazed windows so there would be no particular impact on the habitable room windows of this dwelling. Moreover, it is considered that the removal of the existing garage would actually result in an overall improvement in the living conditions for no. 127 Warwick Road due to the orientation of the site.

- ☐ All habitable rooms within the application property would receive sufficient natural light and a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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 dated 27-Mar-2025
Existing Site, Block And Location Plan. Dwg no. 969-01
Existing Ground Floor Plan. Dwg no. 969-02
Existing Roof Plan. Dwg no. 969-03
Existing Elevations. Dwg no. 969-04
Proposed Site, Block And Location Plan. Dwg no. 969-05
Proposed Ground Floor Plan. Dwg no. 969-06
Proposed Roof Plan. Dwg no. 969-07
Proposed Elevations. Dwg no. 969-08

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 and the National Planning Policy Framework.

3. The materials used in the construction of the development hereby permitted shall be in accordance with drawing 969-08 unless otherwise approved in writing by the Local Planning Authority.

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, the 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	25/06/2025	Signed: BM
Authorisation	08/07/2025	Signed: RC

Report Author Bob Melling