

Application Number:	25/00650/HOUS
Location:	8 Worthington Avenue, Heywood, OL10 2LN
Proposal:	Two storey rear extension and alterations to fenestration on existing side elevation including installation of ground and first floor windows following demolition of existing single storey rear extension and detached garage.
Applicant:	MATTHEW BUCKLEY
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

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).

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

1 letter of objection was received which raised the following concerns:

- Loss of light/overshadowing
- Overbearing impact/loss of outlook
- Noise disturbance during construction

It should be noted that noise disturbance during construction is not a material planning consideration.

Assessment

Design and Visual Amenity: Are the following acceptable?

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	☒

While the corner cut out would not be ideal, it is not considered that this aspect would warrant the refusal of the application. The cut out would be relatively minor and it would not be visible from the public highway.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	☒
Light and outlook of application property	☒
Remaining garden space of application property	☒

While the concerns of the objector are duly noted, it is important to acknowledge that the extension has been designed to comply with the projection limit for two storey rear extensions set out in Section 5.9 of the SPD. Therefore, it is not considered that the extension would result in an undue loss of light or outlook for the neighbouring properties.

Furthermore, while the proposals would introduce an upper floor window within the existing side elevation, it is noted that the directly facing side elevation of no. 10 Worthington Avenue is blank and it is not considered that the window would overlook the main outdoor amenity space of the neighbouring property.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	☒
Parking provision	☒

The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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. This permission relates to the following plans:

- Site Location Plan
- Existing & Proposed Block Plans. Dwg no. 25.3583.3
- Scheme 1 Proposed Floor Plans. Dwg no. 25.3583.SC1.1A
- Scheme 1 Proposed Elevations. Dwg no. 25.3583.SC1.2B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 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	31/07/2025	Signed: BM
Authorisation	19/08/2025	Signed: TH