

APPLICATION NUMBER: 25/00757/HOUS

## DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.  
25/00757/HOUS

CASE OFFICER  
Aimee Bovaird

**DETERMINATION DATE** 06.10.2025 **EXT OF TIME**

**Address:** 2 Tern Close Rochdale OL11 5QU

**Proposal:** First floor side, part two storey, part single storey side and rear extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	Y
	Applicant a Council Member or officer?	N	Contrary to previous decision?	Y
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	Y

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 06/10/2025

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## **SITE**

The site is located at 2 Tern Close, a two-storey detached dwelling. The dwelling is on a corner plot between Tern Close, Petrel Close, Bittern Close and Snipe Avenue junction. The rear of the property borders the side elevation and driveway of no.1 Petrel Close. The surrounding dwellings are of a similar design and there is a sense of openness between properties.

Tress have been removed recently, and this has left the property exposed from several directions.

The property benefits from off street parking and a rear garden. The site is located within the Defined Urban Area.

## **PROPOSAL**

The application seeks permission for a first-floor side, part two storey, part single storey side and rear extension.

The proposed development will provide an extended family room/ kitchen on the ground floor. On the first floor the proposed development will provide an additional bedroom, dressing room and en-suite.

## **RELEVANT PLANNING POLICY**

### National Guidance

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

### **Sub-Regional**

### Places for Everyone Joint Development Plan (PfE)

#### 9. Places for People

JP-P 1            Sustainable Places

### Adopted Rochdale Core Strategy (CS):

<b>SO1</b>	<b>Delivering a more prosperous economy</b>
E1	Establishing thriving town, district and local centres
<b>SO2</b>	<b>Creating successful and healthy communities</b>
<b>SO3</b>	<b>Improving design, image and quality of place</b>
P3	Improving design of new development
<b>SO5</b>	<b>Improving accessibility and delivering sustainable transport</b>
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

## Unitary Development Plan (UDP):

G/D/1            Defined Urban Area

## Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

## **RELEVANT SITE HISTORY**

23/00702/HOUS - Part first floor, part two storey / part one and a half storey side extensions with alterations to front, side and rear elevations, alteration to existing boundary fence, extension to existing hardstanding and addition of raised platform to the rear. Resubmission of 22/00531/HOUS. Refused

22/00531/HOUS - Conversion of existing garage to living accommodation including alterations to front elevation, two storey rear extension, first floor front extension, single storey side extension, construction of terrace and installation of canopy to rear, formation of vehicular access including hardstanding and alterations to existing rear fenestration and boundary treatment. Refused

15/01409/HOUS: Erection of timber boundary fence 1.9m high (retrospective). Approved

## **CONSULTATION RESPONSES**

N/A

## **REPRESENTATIONS**

Letters of notification have been sent out to surrounding neighbours, one objection has been received raising concerns over the potential loss of light, loss of privacy and amenity of the area would be negatively impacted and that the proposed development would not be in keeping with the street scene. The objection has also raised safety concerns over children walking to school and the development encroaching on foundations.

Planning matters will be considered below.

## **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 consists of a first-floor side extension part two storey rear and single storey extension. The proposed roof will follow the existing form, the proposed ridge is set lower than the existing ridge and is considered subservient to the host dwelling. It is noted that the site is on a corner plot and is will be highly visible from Petrel Close, the application proposes to plant trees along the boundary, and this will mitigate the view of the development to a point.

The first-floor side extension will extend over the existing footprint of the garage and extend further at the rear, this is not thought to dominate the dwelling. A dormer is proposed to the front and rear elevation, dormers to the front of a dwelling are not normally permitted unless they are carefully designed. This dormer complies with the SPD in its design and is acceptable.

The proposed development would be finished in materials to match the host dwelling, and this is considered acceptable. The proposed development is of an appropriate scale and does not have a detrimental impact on the street scene.

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.

#### 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, the proposed single storey will extend 3.5m from the rear elevation and this complies with the SPD and will not have a negative impact on no.4 Tern Close. The first floor rear extension is also not considered to have a negative or overbearing impact on neighbouring dwellings.

The SPD sets out space standards for new development, paragraph 4.1 sets out that there should be, '*10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage*'. In this case the rear window on the first floor is 9.4m away from the boundary, this does not comply with the SPD. The rear window on the first floor is not looking onto a neighbouring garden on principle elevation and on balance is considered acceptable. The proposed development will comply with the rest of the space standards.

The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.

In view of the above assessment, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

## Highways

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 layout or highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

## **RECOMMENDATION**

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 25/19-06 Rev B
- Proposed Floor Plans 25/10-02 Rev B
- Proposed Elevations 15/19-04 Rev A

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.

4. Within the first planting season following the first occupation of the extension hereby approved, landscaping works shall be carried out in accordance with the details set out on the approved site plan ref. 25/19-06 Rev B.

The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced

within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

### **Procedure 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.

Report Author Aimee Bovaird