

APPLICATION NUMBER: 25/00832/HOUS

Application Number:	25/00832/HOUS
Location:	64 Blackstone Edge Old Road Littleborough Rochdale OL15 0JN
Proposal:	First floor side extension and first floor rear extension of terrace including installation of obscured glazing panel
Applicant:	Mr Dan Field
Case Officer:	Majid Mir
DETERMINATION DATE 15.10.2025	EXT OF TIME
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

Number 64 Blackstone Edge Old Road is a detached dwelling. The property is a distinctly modern designed property that was constructed under planning permission 17/00707/FUL. The property is located on the southern side of Blackstone Edge Old Road and is sited in an elevated position in comparison to the highway. The neighbouring properties on the east and west of the application property are also located in elevated positions.

The property is located within a residential area. The surrounding properties consists of a mixture of modern designed dwellings and dwellings from various different historical periods. Immediately to the east is Hill House. Hill House is a modern part two storey, part three storey, detached dwelling that was constructed in the 2000s. To the west is Hill Crest. Hill Crest is a two storey traditionally designed red brick dwelling that appears to have been constructed around the late 19th century/early 20th century.

To the north is the residential property of Windy Ridge, a two storey detached dwelling that was constructed under planning permission 09/D52294. Windy Ridge is set on lower ground than that of the application property and at the same level as the highway.

The application property is located within the Defined Urban Area.

Description of Proposal

The application seeks to construct a first floor side extension located towards the front of the application property. Additionally, the application proposes to extend the terraced area on the first floor. The application also proposes to install an obscured glazing screen.

Relevant History

16/01391/FUL	Demolition of existing bungalow and erection of new two storey detached dwelling. Decision: Application withdrawn.
17/00707/FUL	Demolition of existing bungalow and erection of new two storey dwelling (Re-submission 16/01391/FUL. Decision: Grant subject to conditions.
17/01460/DOC	Submission of details to comply with conditions 1, 2, 3, 4, 5, 6, 7 and 8 on planning permission 17/00707/FUL. Decision: Request completed.
24/00046/DOC	Submission of details to comply with condition 6 (finished floor levels) on planning permission 17/00707/FUL. Decision: Request completed.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. No representations have been received.

Policy

National

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

Regional

Places for Everyone (PfE) Joint Development Plan

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

The height of the obscured glazing for the raised platform to the rear has been increased from 1.7m and 2.25m.

Assessment

Design: DM1 and P3

- ☐ The properties along Blackstone Edge Old Road vary in design, with no uniformity in design, materials or scale. The application property is a distinctly modern flat roofed dwelling which differs starkly when compared to either of the two adjoining properties and those in the vicinity of the site. The application property also has comparatively wide form. As such, the property is prominent within the streetscene.
- ☐ The proposed first floor extension would be sited to the side and towards the front. As such, it would be visually prominent when viewed from the highway. However, the design of the proposed extension would follow the design of the host property. The proposed extension would have a flat roof like the host property, be set at the same height and the fenestration would match the rest of the property. The application also proposes to construct the proposed extension using matching materials. As such, the proposed extension would be in keeping with the host property. Overall, when viewed in relation to the rest of the property, the proposed extension would not appear overly prominent.
- ☐ To the rear, the proposal would see the extended raised platform on top of the single storey outrigger extended. To screen the views in and out from the raised platform, a 2.25m obscured glazing screen has been proposed. Additionally, the existing balustrade is to be extended. This element of the proposal to the rear would not be visible from public vantage points and would not unduly impact on the visual amenity of the streetscene.

- ☐ The design of the proposal would be acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the PfE, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ The proposed first floor side extension would be sited directly in the line of Windy Ridge. The SPD states that all new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings. To achieve this, paragraph 4.1 of the SPD provides minimum standards that need to be met. The SPD adds that in regard to points (ii) and (iii) of paragraph 4.1, the distances may need to be increased where buildings of three or more storeys are proposed, or there is a marked difference in levels.
- ☐ The proposed first floor extension would be used as a bedroom and would have a window directly facing towards Windy Ridge. There are no windows to habitable rooms sited on the side elevation. There is one window on the side elevation that appears to be for the hallway. The window of the proposed extension would be sited approximately 21.5m from the curtilage and 26.1m to the side elevation. It is noted that the proposed first floor extension would not project any further out than any of the other windows sited on the first floor of the application property. Even with the height difference between the two properties, it is considered that there is sufficient distance between the properties to not unduly impact on the amenity of occupiers of Windy Ridge.
- ☐ In regard to the extension of the terrace, it would be located close to the boundary with Hill Crest and cover the roof area of the outrigger. The height of the obscured glazing along the western elevation has been increased to 2.25m. The obscured glazing would run the length of the terrace and screen Hill Crest. It is considered prudent to require the retention of the obscured glazing by condition.
- ☐ In regard to the Hill House which is located to the east of the application property. The host property has a two storey outrigger which would screen views out from the terrace. Additionally, Hill House is located on higher grounds. It is therefore considered the proposed extension to the terrace would not impact on the amenity of the occupiers of Hill House.
- ☐ Further to the above, it is considered that the addition the proposed obscured glazing screen would not lead to a loss of light and/or outlook to the occupiers of Hill Crest. It is noted that the proposal would still meet the SPD guidance in relation to two storey or first floor rear extensions as set out in paragraphs 5.8 to 5.10.
- ☐ The proposed development would not impact on the light and outlook to the habitable rooms within the application property and the bedroom in the proposed extension would receive ample amount of light and outlook.
- ☐ It is therefore considered that the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the application property and would accord with policies DM1, the PfE, the SPD and the NPPF.

Recommendation: Grant subject to the following conditions

Time Limits

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).

Plans

2. The development shall be carried out in accordance with the following drawings and documents hereby approved:
 - Site Location Plan. Drawing number: 001
 - Existing Block Plan. Drawing number: 007
 - Proposed Block Plan. Drawing number: 006. Revision: A
 - Existing Plans. Drawing number: 002
 - Existing Elevations. Drawing number: 003
 - Proposed Plans. Drawing number: 004. Revision: A. Received by email on 02/10/2025
 - Proposed Elevations. Drawing number: 005. Revision: A. Received by email on 02/10/2025

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, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Materials to Match

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 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.

Obscured Glazing Panel

4. The extended terrace hereby approved shall not be brought into use until the obscured glazing panel facing Hill Crest has been erected in full accordance with the details shown on the approved plans. The obscured glazing panel shall be retained as such at all times thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
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Report Completed	MM	Signed: 03/10/2025
Authorisation	RK	Signed: 10/10/2025

Report Author Majid Mir