

APPLICATION NUMBER: 25/00588/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00588/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 29.08.2025 EXT OF TIME

Address: 56 Fenton Street Rochdale OL11 3TH

Proposal: Two storey 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?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

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

REFUSE

CHECKED AND SIGNED OFF BY: RK

DATE: 29/08/2025

SITE

The site is located at 56 Fenton Street, this is a two storey terraced house that front the highway. The dwelling does not benefit from off street parking, this is a characteristic of the area and has a small area of hardstanding at the rear of the property.

The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for a two storey rear extension. The proposed development will provide an extended kitchen on the ground floor and an extended bedroom on the first floor.

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):

SO2 Creating successful and healthy communities

SO3 Improving design, image and quality of place
P3 Improving design of new development

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

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties and one comment has been received questioning the impact of the proposed development on light.

ANALYSIS

Principle of Development

The proposed development is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The principle of development is considered acceptable within the Defined Urban Area and further matters will be considered below.

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 two storey rear extensions, *'Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling'*

In combination with the existing two-storey rear projection, The proposed development will extend approx. 6m from the rear elevation of the host property and the rear of no. 58 Fenton Street whilst being set against the common boundary. This would clearly exceed the requirements of the SPD and thus comprise a significantly overbearing feature on the rear facing windows and rear amenity space of the adjoining property. The proposed development would also fail to comply with the SPD in relation to no.54 Fenton Street.

With regard to section 4.1 of the SPD, the proposed side facing bedroom window would also have an unrestricted view towards the rear garden and side facing windows within the rear projection of no.54, and would have a subsequently adverse impact upon the privacy experienced by the occupants of this property.

It is acknowledged some dwellings have similar projections as is proposed, however it is clear that none have been consented since the adoption of the SPD, and there has subsequently been significant material changes in planning policy and guidance which would warrant a different view within this application.

As such, it is considered that the proposals would not provide an acceptable standard of amenity for neighbours and contradict the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Design

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 129 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 134 states that development that is not well designed should be refused

The proposed development is a two storey rear extension that will have a pitched roof, the ridge will be lower than the existing ridge, this is considered acceptable.

The proposed finishing materials will match the host dwelling and this is considered acceptable.

As such, the proposal is in line with Policy DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location

The proposed development will not have an impact on the current parking arrangement or highway.

The proposal would comply with the Residential Development SPD and requirements of Policy DM1 and T2 of the adopted Core Strategy and the National Planning Policy Framework.

RECOMMENDATION

REFUSE for the following reason:

1. The proposed development would result in a significant and adverse overbearing impact to the rear windows and garden area of no.58 Fenton Street and would also result in a unacceptable loss of privacy to the occupants of no.54 Fenton Street, as is evidenced by their non-compliance with the Council's Guidelines and Standards for Residential Development

Supplementary Planning Document. As such the proposal would not comply with Policy DM1 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and Policy JP-P1 of the adopted Places for Everyone Joint Development Plan.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

For avoidance of doubt this decision related to the following plans:

- Location Plan
 - Proposed Block Plan
 - Proposed Ground Floor and First Floor Plans and Elevations CDBP/0613/MA
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Report Author Aimee Bovaird