

APPLICATION NUMBER: 24/01102/HOUS

Application Number:	24/01102/HOUS
Location:	84 Heights Lane Rochdale OL12 0QS
Proposal:	Single storey side extension and outbuilding to change to bedroom including alteration to fenestration
Applicant:	MR AQIB KAHN
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 84 Heights Lane, a two-storey semi-detached property on the junction with Mizzy Road, in outer Rochdale. The area is typically suburban with medium density housing, various public amenities, and vegetation.

No. 84 faces west, overlooking its driveway and the public highway. It is adjoined by no. 86 to the north, and flanked by Mizzy Road to the south. The rear boundary faces east, bordering the curtilage of The Rifleman's Arms Public House on Mizzy Road.

Description of Proposal

Permission is sought for a single-storey side extension and the conversion of a rear outbuilding into a bedroom.

The proposed side extension comprises a hipped roof, a front a rear window, and a rear door. Propose materials include red brick, concrete roof tiles, and UPVC fenestration, to match the host dwelling. The side extension would measure 2.9m (width) X 7.8m (depth) X 2.1m (eaves height) X 3.7m (maximum height).

The existing outbuilding is currently used as a kitchen/dining area and the plans indicate that this would be converted into a bedroom, together with the removal of the existing window and the installation of a new side window.

Relevant History

24/00636/HOUS – Refusal

Conversion of existing detached kitchen/dining area to a bedroom including relocation of window to side elevation together with a single storey rear extension link to dwellinghouse.

02/D39980 – Approved

Single-storey side extension to dwelling

93/D29587 – Approved

Private garage

Township/Member comments

None

Consultee responses

Not applicable.

Representations

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 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

None Applicable

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

Considering the setting and scale of the proposed development a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes
Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Due to the modest scale, and contained position of the proposed side extension, there would be no adverse impact on the amenity of neighbouring occupants.

The main consideration therefore relates to the amenity of future occupants of the host dwelling, specifically in relation to the converted outbuilding into a bedroom. The proposed development includes removal of the outbuilding's existing window and the installation of a new side window. The changes to fenestration are considered acceptable, in terms of ensuring an acceptable level of privacy, as the relocation of the window would face away from the adjoining dwelling, and would remain below the fence height, adjacent to the pavement.

Overall, 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 and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements, and is therefore acceptable in accordance with policies DM1 and T2.

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:

- Location plan
- Proposed elevations and floor plans: BR01
- Existing and proposed plans: BR02

and the development shall be carried out in 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.

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	10/01/2025	Signed: Hamish Rigg
Authorisation	10/01/2025	Signed: Ryan Killeen

Report Author Hamish Rigg