

APPLICATION NUMBER: 25/00691/HOUS

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Location:	2 Bankfield Lane Rochdale OL11 5RJ
Proposal:	Alterations to existing front dormer, extension of existing rear dormer together with alterations to front elevation to facilitate garage conversion
Applicant:	Mr Simon Bond
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
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to 2 Bankfield Road, a semi-detached dormer bungalow in Bagslate Moor, Rochdale. The site is located on a residential estate comprising various house styles, a number of which are also dormer bungalows of a similar design and material palette. The wider area is typically suburban with medium density housing, quiet streets, and vegetation.

No. 2 faces west, overlooking a driveway and the public highway. It adjoins no. 4 to the north and the rear garden of 54 Clay Lane to the south. The rear boundary faces east, bordering the rear garden of 10 Clayfield Drive.

Description of Proposal

The application is for extensions to the existing front and rear dormer, making them larger and wider with a pitched roof. The proposal also includes the conversion of the existing garage into an office, including the replacement of the garage door with a double window.

The front dormer extension would involve the creation of a pitched roof using matching grey tiles, increasing the ridge height to 1.25m. The rear dormer extension would increase the width to 4.2m, whilst the eaves height would measure 1.1m and the ridge height 1.7m. Proposed materials include black composite cladding, UPVC window frames and concrete roof tiles.

The proposed garage conversion would involve the replacement of the garage door with red brick and a UPVC double window to match the host dwelling.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring houses 18/08/2025; no objections were raised.

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

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy 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. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

In view of the above, the SPD offers guidance on dormers to ensure that they are carefully designed and sited. The proposed dormers comply with the following principles:

- They do not exceed the ridge height;
- They are set back from the eaves line;
- They are set in from the party walls of the house;
- They do not have a flat roof;
- The materials match the host dwelling;

Generally speaking, the proposed dormer extensions are in keeping with similar dormer extensions seen across Bankfield Drive where the ridge height has been increased and a deeper roof pitch created. Examples include nos. 1, 4, 5, and 14 Bankfield Drive. As such, the proposed developed conforms to an established precedent and would be in keeping with the character of the street.

The proposed materials and window design for the garage conversion are also considered acceptable.

Overall, the design of the proposal is 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 internal amenity for all existing and future occupants of land and buildings.

Owing to the siting and scale of the proposed dormers, there would be no adverse impact on the amenity of neighbouring occupants through a loss of privacy or light. In part, this is due to the development's compliance with the separation distances established under paragraph 4.1 of the Council's Guidelines and Standards for Residential Development SPD. Paragraph 4.1 requires 21m between directly facing upper floor habitable room windows and 10.5m between upper floor habitable room windows and any directly facing boundary. In its relationship with 10 Clayfield Drive the development complies.

Regarding occupier amenity, the proposed development complies with the Nationally Described Space Standards which establishes minimum bedroom sizes and internal floor areas. In addition, all habitable rooms would have sufficient outlook and access to natural light.

Overall, the proposal would not unduly impact on the amenity of future or neighbouring occupants 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 current parking arrangements and is therefore acceptable in accordance with policies T2 and DM1.

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:

- Proposed plans and elevations: 003_Rev. 4
- Location plan: PP-14154585v2
- Existing and proposed site plan: TPO27_004

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	05/09/2025	Signed: Hamish Rigg
Authorisation	11.09.25	Signed: AC

Report Author Hamish Rigg