

**APPLICATION NUMBER: 25/00540/HOUS**

|                            |                                              |
|----------------------------|----------------------------------------------|
| <b>Application Number:</b> | 25/00540/HOUS                                |
| <b>Location:</b>           | 1195 Manchester Road<br>Rochdale<br>OL11 2XZ |
| <b>Proposal:</b>           | Proposed single storey side extension.       |
| <b>Applicant:</b>          | Mr Gary Pugh                                 |
| <b>Case Officer:</b>       | Rosalind Gralton                             |
| <b>RECOMMENDATION:</b>     | <b>Grant subject to conditions</b>           |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

|                   |                                                                             |            |
|-------------------|-----------------------------------------------------------------------------|------------|
| <b>CONDITIONS</b> | <b>Pre-commencement conditions proposed?</b>                                | <b>n/a</b> |
|                   | <b>Pre-commencement conditions agreed (or notification period expired)?</b> | <b>n/a</b> |

**Location**

The application relates to 1195 Manchester Road, a detached two storey dwelling within Castleton. The property is set across two levels with the rear amenity space situated at first floor level, accessed by a staircase on the southern side elevation of the property.

The application property appears to have a number of extensions and alterations.

A stone cottage, No 1193, is located at the front of the property, and has rear amenity space at ground level.

Tree Protection Order, TPO013 is located adjacent to the site on the neighbouring property's land.

**Description of Proposal**

Permission is sought for a single-storey side extension, with a gable end roof measuring 4378mm in width, 4.5m in depth and a height of 4.5m at ridge height and 3m at eaves height. The proposed extension would be sited in place of the former extension at the property, which has recently been demolished.

Given the land levels, steps provide access out from the extension on the eastern elevation. Sliding glazed doors are located on the eastern elevation with a Juliet balcony on the northern.

### **Relevant History**

None

### **Township/Member comments**

None

### **Consultee responses**

Not applicable

### **Representations**

Letters of notification were sent to neighbouring properties 05/06/2025; 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 21<sup>st</sup> 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 19<sup>th</sup> 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.

Are the following acceptable?

|                                                                             |     |
|-----------------------------------------------------------------------------|-----|
| 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 proposed side extension would be single storey with a pitched roof, and in keeping with the existing property. The proposed glazing including Juliet balcony is more contemporary in design however are in keeping with the host dwelling. A condition is secured to ensure matching materials.

It is noted the rear garden area of the property is covered by a tree protection order. A Arboricultural Impact Assessment and Method Statement was prepared by a qualified arborist and submitted for assessment, confirming a minor area of overlap between the proposed extension and area of supervised root pruning. Given the conclusions of the report, detailing monitoring and supervised activities, the LPA is satisfied the proposal will not result in any unacceptable harm to the tree protection area, securing the details within the reports are carried out via the use of planning condition.

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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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. Regarding outdoor space, paragraph 5.4 of the SPD states that an extension that does not leave sufficient garden space is unlikely to be acceptable

The proposed extension would be a 4.5m single storey side extension, located within the rear amenity space of the property. Due to the levels on and around the site, for the neighbouring detached cottage at 1193 Manchester Road, the extension would effectively be at a first floor level. The extension is set 300mm away from the common boundary; increasing to 700mm including the width of the retaining wall. The extension replaces a previous 2.8m extension on the property which has since been demolished.

With section 5.9 and Figure 7 of the Council's Residential SPD in mind, it is noted a bedroom window at first floor on the application property is affected by the proposal. However it is noted this is a secondary window, and the impact of overshadowing is not considered unacceptable. It is also noted the extension would likely fall foul of the technical guidance provided within the document regarding two storey extensions. However, it is not considered the proposed two storey wall would result in an oppressive impact along the common boundary in this instance, and would not overshadow or overlook the neighbouring property.

The proposal would have a 7.5m distance from the rear elevation of the cottage to the site of the proposed extension. No windows would face onto the property, and it is not considered the proposal would result an unacceptable arrangement, or an overbearing impact upon the property at 1193.

Overall, the proposed extension would have an acceptable impact on the amenity of future and neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

**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 999-25-02 Rev A

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.

4. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction' and with the approved Tree Protection Plan dwg no. NWTC-TPP-X01 Rev X01

The necessary protection measures shall be retained and the Arboricultural Impact Assessment and Arboricultural Method Statement prepared by North West Tree Consultancy Ltd shall be adhered to throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JPP1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement Condition: Trees can be harmed by construction activities and therefore must be protected prior to any works taking place.

### **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.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 18/07/25    | Signed: RGR    |
| <b>Authorisation</b>    | 29/09/25    | Signed: RK     |

Report Author Rosalind Gralton