

Application Number:	25/00075/HOUS
Location:	3 Boardman Fold Road, Middleton, M24 1QD
Proposal:	Single storey rear/side extension following demolition of existing garage and conservatory
Applicant:	Mrs Ann Harrison
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

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

Regional

Places for Everyone Joint Development Plan (PfE)
JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP):
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

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

N/A

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Design and Visual Amenity: Are the following acceptable?

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

The design of the proposal is therefore acceptable and accords with CS policies DM1 and P3, PfE policy JP-P1, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

While the proposed extension would not comply with the projection limits set out in the SPD, it should be noted that the extension has the same footprint as the extension approved under application ref: 24/00649/HOUS. The only difference between the current proposals and the previously approved extension is the roof design. As with the previous application, the applicant has demonstrated that an occupier of the dwelling has a disability and the SPD allows for some flexibility when considering personal circumstances. Moreover, it is noted that the application property benefits from an existing conservatory which has a similar depth to the proposed extension, albeit a lesser overall massing. When considering the extant permission (ref: 24/00649/HOUS), it is not considered that the change in roof design would result in substantive additional harm to the living conditions of the neighbouring occupiers. The proposal is therefore acceptable in terms of residential amenity and accords with CS policy DM1, PfE policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal is therefore acceptable in terms of highways and parking and accords with CS policy T2 and Appendix 5 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:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Extension to the side and rear. Dwg no. 3425 – 01. 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, Places for Everyone 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, policy JP-P1 of Places for Everyone 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	13/03/2025	Signed: BM
Authorisation	07/04/2025	Signed: TH

Report Author Bob Melling