

APPLICATION NUMBER: 25/00794/HOUS

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Location:	Whitfield Bottoms, Hillcrest, Shaw Road, Milnrow, Rochdale, OL16 4LX
Proposal:	Single-storey rear extension
Applicant:	Mrs Aamna Khan
Case Officer:	Rosalind Gralton
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 site relates to a detached dormer bungalow in Newhey, Rochdale. The property sits on an elevated plot approx. 25m south of Shaw Road in Newhay.

The principle elevation faces north west, overlooking Rivermead highway and no.1 Rivermead. A short land bank separates the driveway from Rivermead Highway, at the bottom of which is a low-lying brick wall and metal railing. The adjacent property, situated north-east, is Belvedere house. At the rear, the southern boundary is shared with the rear gardens of no.3 and no.4 The Mews, as well as Whitfield House. The site is in a semi-rural, residential area, comprising a variety of housing types and public amenities, surrounded by open farmland.

The property has a number of existing extensions and outbuildings and has an existing front and rear dormer. The roofslope dominates much of the front elevation. The property benefits from a number of single storey outbuildings which dominate the external area of the property.

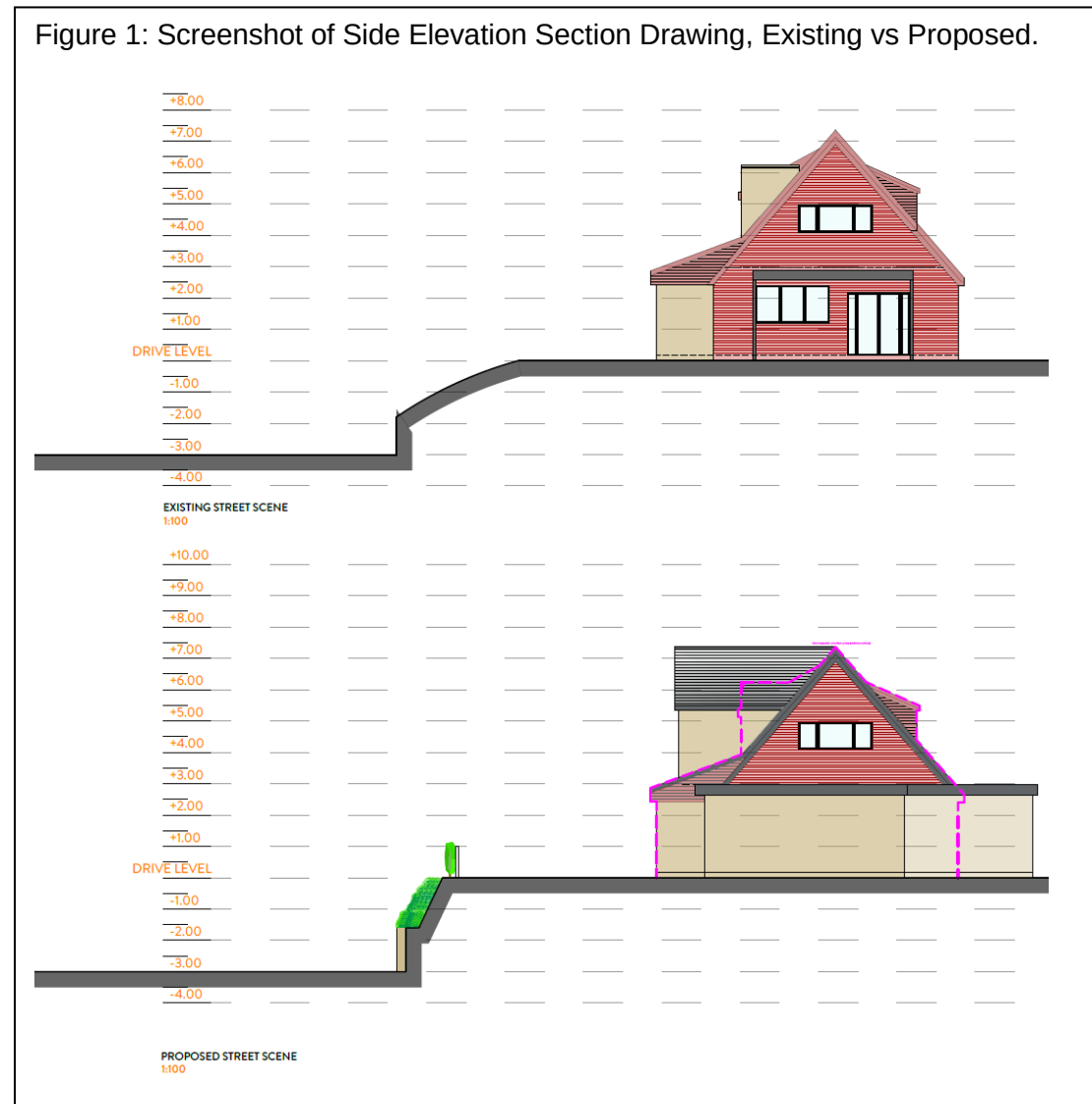
The site is not listed, nor within a conservation area or setting of any heritage asset.

Description of Proposal

The proposed works comprise of a first floor front extension, single storey rear extension, and single storey side extension, adjoining the existing outbuilding which houses a pool, to the main dwelling.

Additionally, works comprise of increasing the height of the existing retaining wall at the front of the property to accommodate an extended driveway area. The retaining wall would not alter the heights of the existing driveway but instead build up the ground level closer to the highway. See Figure 1 for a screenshot of the Proposed and Existing Section drawings.

First floor front extension for the erection of two dormer extensions, proposed link extension between existing outbuilding and main house, extension to the outbuilding, engineering works to the front boundary of the property.



Relevant History

22/01332/HOUS - Front and rear dormer with canopy and levelling of banking to the front for parking provision within a new front car port with single storey extension to outbuilding and render to all elevations following demolition of existing front and rear dormer – Refuse – 13/12/2023

1. By reason of its elevated siting, excessive scale and poor quality design, the proposed dormers would comprise a conspicuous and incongruous addition to the host dwelling which would be unduly harmful to the character and appearance of the street scene. Furthermore, the proposed retaining wall would introduce an unduly dominant and overbearing over-engineered feature into the street scene which would sit uncomfortably in an otherwise verdant and relatively spacious street scene and would subsequently cause undue harm to the character and appearance to the area as a whole. Taken individually or cumulatively, the proposals would fall well-short of being considered well-designed and therefore fail to comply with the requirements of Policy P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to neighbouring properties on 14/08/2025. The consultation period expired 07/09/2025, however representations were accepted beyond this date until time of determination.

Three letters of objection were received from neighbouring properties.

Concerns raised include the following:

- The proposals include further information on the engineering works
- Concerns of overshadowing of the neighbouring properties and street due to the levelling off of the driveway – impact of the increase in height closer to side elevations of neighbouring properties on Rivermead
- Lack of detail on plans of the wall and measurements
- Concern a 1.98m fence atop the wall could result in a 4-5m high wall when viewed from the highway
- The retaining wall would be bulky and oppressive
- Impact of side extension would take light away from neighbouring properties
- Concern wall where bins are currently will be increased in height
- Proposed front extension would be large and bulky, impact would be exacerbated by elevated plot, visible from the junction of Shaw Road
- The design is unsympathetic and not in character with neighbouring properties
- The proposal would result in an urban appearance in an area characterized by soft landscaping
- Overbearing and overlooking impact would be detrimental to residential amenity
- Concern of stability of the retaining structures and driveway alterations
- Impact on drainage

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.

Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents.

The proposed extensions include a flat roof side extension, single storey front extension with pitched roof, and a first floor front extension, presenting two gables, replacing the existing front dormer on the property.

While the proposed front gables would appear a large feature of the proposed dwellinghouse, the gables are set back from the single storey front extension. In addition, the property is set back from the front boundary significantly.

While in glimpses, the proposed gables would be visible from the junction with Shaw Road, it is not considered the proposal would create an unacceptable impact on the character of the residential area and would not comprise an incongruous feature of the streetscene.

The proposed side extension would have a flat roof and link the existing outbuilding on the property to the main dwellinghouse. Given the minor nature of the extension and minor visibility of the extended area to the highway, it is not considered unacceptable in this instance.

The single storey infill extension to the rear would have no unacceptable impact.

The proposed engineering works would increase the height of the retaining wall with added landscaping. The increase in height of the retaining wall closer to the highway is mitigated by soft landscaping. As such, the proposed engineering works are considered acceptable from a visual amenity perspective.

The proposal includes stone to match the existing across all elevations, which is considered acceptable. In conclusion, from a visual amenity perspective, the proposed extensions are acceptable and in compliance with the guidance within the SPD, and would accord 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.

Single storey front extensions

The Council's Guidance for Residential Development SPD provides minimal prescriptive information on front extensions. However, the same principles to amenity and consideration of neighbouring properties as stated within the Rochdale CS Policies and PfE Policies apply.

The proposed single storey front extension would be minor in scale, in keeping with the proportions of the original property, and would not result in any unacceptable impact.

First floor front extensions to roof

As above, there is no prescriptive guidance on the front extensions at first floor. However, the guidance at points 5.16 - 5.18 does state principles regarding front dormers/ roof extensions. Point 5.17 below elaborates these principles:

The following principles will apply to dormer extensions:

- (i) They should not exceed the height of the ridge and where possible, should be sited below the ridge line of the dwelling;*
- (ii) They should be set back from the eaves line;*
- (iii) They should be set in from the party/side walls of the house;*
- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
- (v) Dormers which wrap around the side ridges of a hipped roof are not acceptable;*
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
- (vii) The materials used in the construction of dormers should match those of the existing roof; and*
- (viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed.*

The proposed first floor front extension/ front dormer extension, is acceptable in relation to amenity. A 21m distance to the property at 1 Rivermead is retained from the front extension windows. It is acknowledged the scale of the window increase at the front elevation may increase the perception of overlooking from the front elevation. Looking to the Council space standards at point 4.1 of the SPD, a 21m distance is retained from the proposed first floor windows to the side elevation of 1 Rivermead. It is noted the elevational changes between the two properties, however, given the distance and the intervening landscaping, it is not considered the proposed first floor extension would increase the overlooking to an unacceptable degree, over and above that of the original property.

Single storey rear extensions:

The Council's Guidelines and Standards for Residential Development SPD from Section 5.5 – 5.7.

The proposed single storey infill extension would be minor in scale and would not exceed the guidances outlined within the SPD. The extension would not result in any undue overbearing or overlooking impact. As such, the proposal would meet the guidance as outlined within the Council's SPD and would be acceptable in this instance.

Works to the proposed retaining wall

The engineering works to the retaining wall would increase the gradient of the slope in order to increase the width of the level platform at the top which is used for parking. The works increase the level of the land by up to 1.8m at points, however typically, would still read similar to the existing situation subject to appropriate landscaping. Therefore, despite the physical encroaching of rear facing windows of properties on Rivermead, it would not amount to an adverse or significantly different impact to that of the existing.

While this may change the appearance from the street, it would not result in an overly dominant impact that would be detrimental to the streetscene.

Space Standards

Section 4 of the Council's SPD states the following in relation to space standards:

'4.1 Although it is expected that most new development will have some impact on neighbours, it is important to ensure that the impact is not so significant that it results in unacceptable harm. All new developments should avoid causing a significant loss of privacy and/or light for occupiers of new neighbouring dwellings and existing dwellings.

The following minimum space standards will be applied to all new residential developments and developments which affect existing residential properties:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);*
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);*
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4). 4.2 Where buildings of three or more storeys are proposed, or there is a marked difference in levels, it may be necessary for the minimum distances set out in (ii) and (iii) above to be increased.'*

Regarding internal amenity, all new habitable rooms are served with an adequate level of natural light which is considered sufficient.

The proposed first floor bedrooms created would have a 20m distance to the side elevation of 1 Rivermead and a 24.5m distance to 3 Rivermead.

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

Highways

The proposed works to the retaining wall would increase the parking space on the property. Nevertheless, the existing parking arrangements would accommodate at least three cars. The proposals would increase the number of bedrooms from three to four double bedrooms. Given the proposed parking arrangements is is considered these can be accommodated on site.

Recommendation: Grant subject to conditions

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section

73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Application Form
- Proposed GA Plan (20)001 25/05/2025 - received 31/07/2025
- Proposed Roof Plan (20)002 25/05/2025 - received 31/07/2025
- Block Plan (20)003 23/05/2025 - received 31/07/2025
- Proposed Landscaping Plan (20)004 23/05/2025 - received 31/07/2025
- Proposed Elevations (30)001 25/05/2025 - received 31/07/2025
- Existing and Proposed Streetscene (30)002 25/05/2025 - received 31/07/2025
- Existing and Proposed Streetscene (30)003 25/05/2025 - received 31/07/2025
- Existing and Proposed Streetscene (30)004 25/05/2025 - received 31/07/2025
- Typical Retaining Wall Detail (72)002 23/05/2025 - received 31/07/2025
- Location Plan (EX)002 23/05/2025 received 31/07/2025

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the extensions 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 the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority. Any structures shall be installed in accordance with the approved details prior to the first occupation of the approved development and retained thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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	06/11/2025	Signed: RGR
Authorisation	06/11/2025	Signed: RK

Report Author Rosalind Galton