

Application Number:	25/00089/HOUS
Location:	115 Brown Lodge Drive Littleborough Rochdale OL15 0ET
Proposal:	First floor side extension including balcony
Applicant:	JONNY & KELLY THORNEYCROFT
Case Officer:	Aimee Bovaird
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 planning 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)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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 proposed development consists of a first-floor side extension and a balcony to the rear. The proposed first floor will extend over the existing garage and kitchen on the ground floor. The Guidelines and Standards for Residential Development SPD set out guidance for first floor side extensions, 'The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house'. The proposed development does not comply with this, however, the dwelling is detached and set back from the highway therefore there is no risk of terracing. Within the existing street scene similar extensions exist, the proposed development will be in keeping with the character of the area. The proposed materials are to match the existing.

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.

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	✓

The proposed development will not have a negative impact on neighbouring dwellings, there are no dwellings opposite the front elevation of the house and there are no dwellings to the rear of the property.

The proposal would include a balcony at first floor height near to the boundary with the adjacent house at no 117. The adjacent property is elevated slightly above the application site, and owing to this and the proximity and height of an existing rear extension at no 117 which would substantially enclose the balcony along the boundary, there would only be limited from the balcony into the neighbouring rear garden, and as such it is not considered that this arrangement would result in a harmful loss of privacy to the adjacent occupants. Similarly it is considered the balcony would be set sufficiently far away from the other neighbouring property (at no 113) to avoid a harmful level of overlooking.

The proposed development will not have an impact on the size of the garden.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal will not have an impact on the number of off street parking spaces.

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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 and proposed Block Plan 24.3451.2
- Proposed Elevations and Floor Plan 24.3451.SC1.1C

and the development shall be carried out in complete 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	04/03/2025	Signed: AB
Authorisation	28/05/2025	Signed: TH

Report Author Aimee Bovaird