

APPLICATION NUMBER: 25/00056/HOUS

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Location:	33 Holstein Avenue, Rochdale, OL12 6DL
Proposal:	Single-storey side extension following demolition of detached garage
Applicant:	Mr Jordan Kershaw
Case Officer:	Sam Yuen
DETERMINATION DATE 19.03.2025	EXT OF TIME
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 no. 33 Holstein Avenue, a two-storey semi-detached dwelling located in a residential area in Healey. The dwelling is adjoined by no. 35 Holstein Avenue to the north and faces the highway to the east. To the south, the property adjoins a footpath and public right of way which connects to Shawclough Way and of which is heavily lined with trees and shrubbery. The property currently comprises a detached single garage to the south alongside associated front hardstanding.

Description of Proposal

Planning permission is sought for a single-storey side extension which projects a maximum 3.44m from the side elevation of the dwelling, following the demolition of the existing detached garage. It measures 3.64m in ridge height and 2.5m in height to eaves and is set back 0.66m from the main front wall. It is characterised by a dual-pitched roof form with a chamfered wall to the rear.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed side extension is of a single-storey form which would be subservient to the host dwelling. The use of the dual-pitched roof form would also appear in keeping and raises no concerns.
- ☐ Whilst it is acknowledged the chamfered wall is an unresolved and less than ideal design feature, owing to its siting to the rear, this feature would not be readily visible from public vantage points on the highway and would thus not amount to unacceptable visual harm.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ No harm has been identified with regard to the amenity impacts of the proposed extension to the neighbouring occupiers. The proposal would also ensure sufficient garden space is retained for the host occupants.
- ☐ The proposal would therefore accord with Policies DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking,*

manoeuvring, and servicing arrangements taking into account of the proposed use and location.”

- ❑ Notwithstanding the loss of the garage, the proposal would retain the existing off-street parking space by way of the front driveway.
- ❑ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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. The permission relates to the following plans:

- ❑ Location Plan – received 23/01/2025
- ❑ Existing and Proposed Site Plan – Drawing no. 14.135.2 received 23/01/2025
- ❑ Existing Ground Floor Plan and Elevations – Drawing no. 14.135.1 received 23/01/2025
- ❑ Proposed Ground Floor Plan and Elevations – Drawing no. 14.135.SC1.1B received 20/02/2025

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 adopted Rochdale Core Strategy, 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 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 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	07/03/2025	Signed: SY
Authorisation	11/03/2025	Signed: RK

Report Author Sam Yuen