

Application Number:	25/00305/HOUS
Location:	44 New Street Rochdale OL12 6NS
Proposal:	Single storey side extension
Applicant:	Mr Wasim Khokhar
Case Officer:	Hamish Rigg
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. 44 New Street; a two storey, semi-detached house in Shawclough, Rochdale. No. 44 is part of a row of houses on New Street which have a unique Gambrel Roof form. The wider area is typically suburban, comprising a variety of housing types, soft landscaping and quiet streets.

No. 44 faces north-west, overlooking a large front garden and the adopted public highway. It adjoins no. 46 to the north-east and borders the curtilage of no. 42 to the south-west. The rear boundary of the curtilage faces south-east, bordering the rear gardens of nos. 38-42 Blackthorn Close.

Description of Proposal

Permission is sought for a single storey side extension with a flat roof, a front and rear window, and a side door. Proposed materials include red brick and UPVC to match the host dwelling. The side extension would be set back from the front elevation by 0.75m, measuring 4.5m (width) X 2.7m (height) X 5.7m (depth).

Relevant History

93/D29795 – approved:

First floor rear extension

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 10/04/2025; 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 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

0.75m set back from front elevation to offer a more subservient appearance.

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.

The main consideration was ensuring that the side extension didn't detract from the house's unique Gambrel design. An amendment was made to set the extension back from the front elevation by 0.75m, offering a more subservient appearance and protecting the unique charm of the house. As a result, the side extension is considered to be a modest and simple addition to the dwelling which would not harm the character and appearance of the street scene. It replaces a makeshift car canopy, a relatively unattractive feature, and should improve the overall appearance of no. 44.

The proposed materials to match the host dwelling are considered acceptable.

There is scope to store the bins to the side and rear of the property, therefore protecting the visual amenity of the street.

Overall, 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.

Owing to the siting and scale of the proposed side extension, there are no issues in terms of impact on the amenity of future or neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The site would retain enough space for the maximum standard of two off-street parking spaces, in accordance with policies T2 and DM1.

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 elevations: 2271/3
- Proposed ground floor plan and site plan: 2271/2
- Location plan

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, except as indicated in the email received on 28.05.2025 specifying that the flat roof material will be a durable waterproof membrane cover.

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	21/05/2025	Signed: Hamish Rigg
Authorisation	09/06/2025	Signed: TH

Report Author Hamish Rigg