

APPLICATION NUMBER: 25/00325/HOUS

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Location:	27 Woodgate Avenue Rochdale OL11 4DW
Proposal:	Two storey rear extensions with raised terraces/balcony, ground and first floor side extensions, together with formation of car port to side of existing garage, canopy over front entrance and alterations to fenestration
Applicant:	STUART WALKER
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to no. 27 Woodgate Avenue; a detached house in Bamford, Rochdale. Woodgate Avenue forms part of a residential area comprising houses of varying design and material palette. To the south, Woodgate Avenue borders a woodland area on the banks of the River Roch, giving the area a verdant character.

No. 27 sits at the foot of a cul-de-sac, with the front of the property largely obscured from public vantage points. It faces north, overlooking a large driveway and borders no. 25 Woodgate Avenue to the west. To the south and east, the site is bound by an area of woodland on the banks of the River Roch. No. 27 sits elevated above the river; thus, the trees descend down a steep garden. Approximately 10m from the rear boundary of the curtilage is a public right of way, with exposed views of the rear elevation of the house.

Description of Proposal

Permission is sought for the following works:

- A two-storey rear extension with a flat roof and raised terraces at ground level and first floor level at ground level and first floor level. The rear extension would project approximately 4.3m, measuring 10m (width) X 7m (height). Proposed materials include light grey stone on the flanks and facing white render and light grey cladding. The rear elevation would include floor-to-ceiling windows/doors at both levels and a glazed balustrade around the terraces.
- A ground-floor side extension atop the existing lower ground-floor side extension. The side extension would run flush with the proposed rear extension, creating a continuous appearance. The side extension would measure 9.7m (width) X 6m (height). Proposed materials include full length glazing, light grey stone, grey wall cladding and white render.
- A flat roof car port adjoining the existing garage, with an open eastern and southern elevation and a black roller shutter to the northern elevation. Proposed materials include orange/red brickwork to match the existing and a rubber membrane roof. The car port would measure 3.3m (width) X 2.3m (height) X 5.5m (depth).
- A canopy entrance porch with a dual-pitch roof and brick columns. The porch would project 1.4m, measuring 3.5m (height) X 2.9m (width).

Relevant History

93/D29985- Approved:

Rear conservatory extension

99/D36894 – Approved:

Single-storey side extension

Township/Member comments

None

Consultee responses

Tree officer

N/A

Representations

Letters of notification were sent to neighbouring properties: 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

- Additional windows to first floor rear extension.
- Alterations to proposed materials.
- Removal of pitched roof from car port and garage.

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 proposed works are extensive, significantly increasing the volume of the house and altering its overall appearance. The main bulk of the development would be located to the rear, therefore having minimal impact on the appearance of the street scene. However, the rear elevation is visible from the public right of way, which runs through the woodland at the bottom of the garden.

Rear elevation:

Whilst the rear of the property is visible from the public right of way, it is seen in isolation, with no neighbouring properties in the same view. As such, there is scope

for a relatively unique design. The use of flat roof forms, expansive glazing and modern materials create a contemporary and striking appearance. Subject to the use of high-quality materials, the design of the rear and side extensions is considered acceptable and offers architectural cohesion. The form and scale, whilst extensive, would appear proportionate to the host dwelling and surrounding landscape. The fenestration is suitably arranged and breaks up the masonry on the rear elevation. The proposed materials compliment each other and the contemporary appearance. Notwithstanding, a materials condition will be attached to any permission, requiring a full materials specification to be written to and approved in writing by the local authority.

Car port:

There is moderate concern regarding the appearance of the proposed car port. The existing garage projects 5m forward of the front elevation of the host dwelling, thus making it a relatively dominant feature. The proposed car port would effectively increase the width and massing of the garage, creating a more dominant and imposing structure. However, the increased width would be set away from the main dwelling and would be partially obstructed by existing boundary treatments. Furthermore, the proposed car port would replace an existing flat roof canopy structure attached to the garage. Whilst the proposed car park would create additional massing at the front of the house, it would have limited impact on the dwelling's overall appearance and would not create visual harm for the street scene.

Amendments:

An amendment was made to remove the pitched roof from the garage and car port, thus retaining the existing flat roof. This was considered necessary to create a less imposing structure at the front of the house.

It was advised that additional windows were added to the front and side of the first-floor side extension. This has helped to break up any blank elevations and add visual interest to the elevations.

An amendment was made to reduce the number of materials used at the rear of the property. This has helped to create a more cohesive design.

Subject to condition, the overall design of the proposal is 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.

The main amenity consideration relates to the relationship with no. 25 Woodgate Avenue. In this regard, paragraph 5.8 of the SPD recognises that two storey rear extensions can impact on the amenity of neighboring occupiers through overshadowing and potential oppressiveness. As such, paragraph 5.9 of the SPD states that permission will not normally be granted for two storey extensions that project beyond a 30-degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjacent dwelling. The proposed two storey rear extension projects 4.5m from the host dwelling but does not project beyond a 30-degree line drawn from the common boundary. By virtue of its compliance with paragraph 5.9, the proposed rear extension would not result in an unacceptable level of overshadowing or oppressiveness for occupiers of no. 25 Woodgate Avenue.

In addition, paragraph 4.4 of the SPD states that elevated terraces can result in adverse overlooking of neighbouring private gardens if they are located in proximity to the boundary of the curtilage. The proposed first floor terrace would be located 4.4m from the common boundary with no. 25 Woodgate Avenue. In order to protect the privacy of no. 25's rear garden, the plans include an obscurely glazed privacy screen at 1.8m above floor level. Whilst this is considered sufficient, a condition will be included to ensure that the proposed extension is not occupied until the screen has been installed.

All habitable rooms would have sufficient outlook and access to natural light.

The proposal would not unduly impact on the amenity of neighbouring or future occupiers, in accordance with policies DM1, the SPD and the NPPF.

Impact on trees:

Paragraph 136 states that trees make an important contribution to the character and quality of an environment, and that existing trees are retained wherever possible or replace in an appropriate location. In addition, PfE policy JP-G7 seeks to encourage the protection of trees that are of a heritage, cultural and/or aesthetic value, whilst policy G7 of the Core Strategy expects development proposals to protect and enhance trees in the interests of promoting biodiversity and green infrastructure.

The application is supported by an Arboricultural Impact Assessment and Arboricultural Method Statement (MMA Tree Consultancy, dated 07/05/2025). The AIA identifies 9no. trees within falling distance of the site. None of these trees are protected by a Tree Preservation Order.

The AIA states that all trees will be retained and protected throughout the development and that no trees will be removed. The tree protection method the use of BS 5837 2012 protective fencing and frequent monitoring of the works by MMA Tree Consultancy to ensure that there is no damage to trees.

The impact on trees is therefore considered acceptable, however a condition will be attached to any permission requiring compliance with the proposed recommendations in the Arboricultural Impact Assessment and Arboricultural Method Statement (MMA Tree Consultancy, dated 07/05/2025).

Highways and Parking: DM1 and T2, Appendix 5

The site would retain two off-street parking spaces, and therefore the parking arrangement are acceptable, 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 ground floor plan: 24.3490.SC1.1A
- Existing and proposed block plans: 24.3490.SC1.5
- Site location plan
- Proposed lower ground floor plan: 24.3490.SC1.3A
- Proposed elevations: 24.3490.SC1.4D
- Proposed first floor plan: 24.3490.SC1.2B
- Arboricultural Impact Assessment and Arboricultural Method Statement (MMA Tree Consultancy, dated 07/05/2025).
- Tree constraints plan
- AIA Protective Fencing – BS 5837 2012 - Specification

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. No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details 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.

4. No part of the development hereby permitted shall be occupied until a privacy screen has been installed on the west facing side of the first floor terrace, as indicated on drawing “24.3490.SC1.4D” – proposed elevations. The screen shall be fitted with textured glass, with obscuration levels no less than Level 3

on the Pilkington Glass scale (or equivalent) and shall stand at 1.8m above the internal floor level. The screen shall be retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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.

5. No development including any demolition, site clearance or preparation works) shall take place the BS 5837 protective fencing, as indicated on the Tree Constraints Plan and “Aboricultural Impact Assessment and Aboricultural Method Statement” (MMA Tree Consultancy, dated 07/05/2025) has been installed.

The necessary protection measures shall be retained throughout the construction phase of the development and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy Policies JP-P1, JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Reason for Pre-Commencement condition: Trees need to be protected prior to the undertaking of any works.

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	29/07/2025	Signed: Hamish Rigg
Authorisation	31/07/2025	Signed: Ryan Killeen

Report Author Hamish Rigg