

Application Number:	25/00512/HOUS
Location:	72 Mentmore Road, Rochdale, OL16 3AE
Proposal:	Single storey rear extension
Applicant:	Mr Marcin Rapacz
Case Officer:	Sam Yuen
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 any 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

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:

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Amendments

Amendments were made to reduce the projection of the proposed single-storey rear extension from 4.25m to 3m.

Summary of comments from neighbours, consultees and Planning Panel

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

Canal and River Trust

The application site backs onto the Rochdale Canal, and is supported above the canal by an embankment of up to 2.5m in height.

The extension is set away from the cutting, which would likely limit the direct impact on this structure. However, the Trust do request that surface water discharge should be directed away from this structure. During construction, no fill from excavations or stockpiles should be located close to the crest of the cutting, where it could otherwise result in loading that could impact this structure.

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	✓

It is noted the proposed extension would be constructed in a darker shade of brick to the brickwork of the original dwelling. Notwithstanding, given its rear siting, the extension would not be readily visible from public vantage points and thus would have a neutral impact on the visual appearance of the street scene.

The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE 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 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 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.

Land Instability and Drainage

Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability. Policy G9 of the adopted Rochdale Core Strategy states that the Council will ensure that any risks arising from land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The rear curtilage space of the property backs onto a cutting slope which supports the site above the Rochdale Canal. The Canal and River Trust has reviewed the original submitted plans and do not consider the extension to impact on this cutting. The Trust's advice regarding construction and drainage has been forwarded to the applicant. The proposed development would therefore be acceptable and would not conflict with Policy G9 of the adopted CS 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:
 - Existing Site Plan – drawing no. AVH-103-0002 received 18/07/2025
 - Location Plan and Proposed Site Plan – drawing no. AVH-103-0001 Rev. 01 received 25/08/2025
 - Existing Ground Floor Plan – drawing no. AVH-103-1000 received 20/05/2025
 - Existing Elevations – drawing no. AVH-103-1001 received 20/05/2025

- Proposed Ground Floor Plan – drawing no. AVH-103-2000 Rev. 01 received 25/08/2025
- Proposed Elevations – drawing no. AVH-103-2001 Rev. 01 received 25/08/2025

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, the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

3. The development hereby approved shall be constructed in the following approved materials:
 - Brick as indicated in example photos received 17/09/2025;
 - GRP fibreglass roof; and
 - Aluminium anthracite windows

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	19/09/2025	Signed: SY
Authorisation	19/09/2025	Signed: TH

Report Author Sam Yuen