

Application Number:	24/01180/HOUS
Location:	1 Pattison Close Rochdale OL12 7UZ
Proposal:	Two storey side and single storey rear extension following demolition of existing garage and side extension
Applicant:	Mr Mustafa
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to 1 Pattison Close; a two-storey detached house in Healey, Rochdale. Pattison Close is a cul-de-sac which forms part of a wider housing estate comprising houses of similar design and material palette. The character of the area is typically suburban, consisting of quiet streets, greenery and medium density housing.

No.1 lies at the head of the cul-de-sac on the junction with Paton Street (south). It faces east and overlooks a driveway and the adopted public highway. It is flanked by no. 3 Pattison Close to the north and Paton Street to the south. The rear boundary of the curtilage faces west, bordering the rear garden of no. 250 Shawclough Road.

Description of Proposal

Permission is sought for a two-storey side extension and a single-storey rear extension, following the demolition of the existing garage and single-storey side extension.

The two-storey side extension comprises a hipped roof and windows to the front, side and rear. The side extension would be set back 1m from the front elevation, measuring 3.2m (width) X 4.6m (eaves height) X 7m (maximum height) X 9m (depth).

The single-storey rear extension comprises a sloped roof with bi-folding doors across the rear elevation. The rear extension would project 3m from the host dwelling, measuring 9m (width) X 2.4m (eaves height) X 3.2m (maximum height).

Proposed materials include yellow brick, concrete roof tiles and UPVC windows to match the host dwelling

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties. One objection was raised, stating that the proposed extension had the potential to negatively affect the views from the houses on the opposite side of the street, by reducing the sense of openness and outlook. This will be discussed in the amenity and design sections of this report.

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

Amended to hipped roof instead of gable end.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and 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.

Two-storey side extension:

Paragraph 5.1 of the SPD states that housing extensions should be in keeping with the design of the host property and generally subservient to it. In order to ensure that the side extension would appear subservient, it would project no more than 50% of the width of the host dwelling, it would be set back from the front elevation by 1m, and it would have a hipped roof form. These measures are considered sufficient in ensuring that the side extension corresponds with the scale and density of the host dwelling and surrounding buildings. As such, the proposed side extension would not be considered an imposition on the street scene and would not adversely reduce the sense of openness.

The proposed fenestration would align with the arrangement and proportions of the host dwelling. The proposed materials would integrate with the host dwelling.

Single-storey rear extension:

The single-storey rear extension follows a modest and uniform design which would appear subservient to the host dwelling, as well as integrated with the existing form and materials.

There are no issues with the demolition of the existing side extension and garage.

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. 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.

Impact on visual amenity:

It is important to ensure that new developments do not result in an unacceptable loss of outlook for neighbouring occupants and does not unduly harm the visual amenity of the area. One objection was received regarding the potentially negative impact of the side extension on views from the houses on the opposite side of Pattison Close.

Whilst the proposed two-storey side extension would occupy a vacant space above the existing garage, the scale is not considered so great that it would unduly harm the views from houses on the opposite side of the road. The side extension is subordinate to the host dwelling and proportionate to the density and scale of the surrounding houses. The plans have been amended to a hipped roof, rather than a gable end, further reducing any impact on the openness of the area.

In addition, paragraph 4.1 of the SPD establishes minimum space standards between directly facing interfaces, to avoid causing a significant loss of privacy and/or light for occupiers of existing dwellings. Paragraph 4.1 requires 21m between directly facing 'habitable room' windows of opposing properties. The plans indicate that there would be approximately 23.6m between the proposed front bedroom window and no.2 Pattison Close, and 26m to no. 4 Pattison Close, with the latter not being directly opposite. Given the proposed extension's compliance with paragraph 4.1, it would not be considered to unduly impact on the views from houses on the opposite side of the road.

ingle- storey rear extension:

Paragraph 5.6 of the SPD applies a maximum standard for how far single-storey rear extensions can project from the host dwelling. For detached properties, this standard is a point 4m along the common boundary, measured from the rear elevation of the adjacent dwelling. The proposed rear extension would project 3.17m along the common boundary. By virtue of its compliance with paragraph 4.1, the proposed rear extension would not unduly impact on no.3 Pattison Close through overbearing impact or overshadowing.

Privacy:

The proposal includes a first-floor side window serving an additional bedroom. In order to protect the privacy of occupants of no. 3 Pattison Close, any permission will include a condition requiring the windows to be obscurely glazed and retained as such thereafter. Given the principal window to the bedroom is to the front, obscurely glazing the side window would not compromise the bedroom's outlook.

Internal amenity:

All habitable rooms would meet the Nationally Described Space Standards, offering an acceptable level of internal amenity space.

The proposed ground floor plan includes a central living room with a side window. It is noted that this window would look directly towards the boundary fence on Paton Street, thus preventing any meaningful outlook and restricting natural light. However,

the remaining shared living spaces, including the lounge, study, kitchen and dining room would all be served by sufficient outlook and natural light to ensure that overall, the dwelling would offer an acceptable standard of internal amenity.

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

Highways and Parking: DM1 and T2, Appendix 5

The curtilage would retain the maximum standard of two off-street parking spaces. The proposed parking arrangements are therefore 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:

- Existing and proposed floor plans: PLANNING/26158192-A
- Proposed elevations: PLANNING/26158192-C
- Existing and proposed block plans: PLANNING/26158192-D
- Site 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.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the proposed first-floor window facing north-west, serving the 'bedroom' as indicated on drawings 'Existing and proposed floor plans: PLANNING/26158192-A' and 'Proposed elevations: PLANNING/26158192-C', on the development hereby approved

shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The window 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.

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	06/08/2025	Signed: Hamish Rigg
Authorisation	08/08/2025	Signed: TH

Report Author Hamish Rigg