

Application Number:	25/00062/HOUS
Location:	49 Lulworth Road, Middleton, M24 2QH
Proposal:	Part two-storey, part single-storey side extension, single-storey rear extension and alterations to existing rear extension
Applicant:	NICOLA & TONY FOX & BURGESS
Case Officer:	Bob Melling
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, sub-regional and local policies 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)

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

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

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

N/A

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	✓

While the proposed development would not comply with the 'terracing effect' requirements set out in section 5.12 of the SPD, it should be noted that the adjacent dwelling, no. 47 Lulworth Road, is set back from the application property by approximately 3m. Therefore, it is not considered that a terracing effect would result.

The proposed side extension would incorporate an approximate 0.67m setback at first floor level with the ridgeline set down accordingly. Therefore, it is considered that the extension would demonstrate a suitable degree of subservience to the host dwelling.

It is noted that the refuse bins are currently stored to the front of the application property, with similar arrangements present along the street. On this basis, it is not considered that the storage of bins to the front of the application property would result in undue harm to the appearance of the street scene.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD 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	✓

Due to its scale and siting the extensions would not result in any undue overshadowing or loss of privacy. The proposal is therefore acceptable in terms of

residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

Sufficient parking provision would be retained and vehicular access to the property would not be altered. The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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:

- Site Location Plan
- Existing Floor Plans. Dwg no. 24.3472.1
- Existing Elevations. Dwg no. 24.3472.2
- Proposed Floor Plans. Dwg no. 24.3472.3
- Proposed Elevations. Dwg no. 24.3472.4
- Existing & Proposed Block Plans. Dwg no. 24.3472.5

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 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.

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	11/02/2025	Signed: BM

Report Author Bob Melling