

APPLICATION NUMBER: 25/00774/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00774/HOUS

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 30.09.2025 **EXT OF TIME** 10.10.2025

Address: 32 Seven Acres Lane Rochdale OL12 7RL

Proposal: Proposal for the erection of single-storey rear and side return extension and replacement of existing ancillary outbuilding

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 08/10/2025

SITE

This site is located at 32 Seven Acres Lane Rochdale. This is a semi-detached dwelling with off street parking, front and rear amenity space. At the rear of the site there is an existing outbuilding.

The site is within the Defined Urban Area.

PROPOSAL

The application seeks permission for the erection of single-storey rear and side return extension and replacement of existing ancillary outbuilding. The proposed single storey extension will provide additional living space on the ground floor.

The proposed outbuilding will be smaller than the existing outbuilding and on the same footprint. The outbuilding will be finished in painted timber, have a pitched metal roof.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Env Health - Noise/Odours

No comments received to date

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed single storey extension will have a flat roof and be finished in materials to match the host dwelling, this is considered acceptable. The proposed development is considered appropriate in scale and design.

An element of the single storey rear elevation wraps around the rear of the dwelling and becomes a part single storey side extension. This is set back from the front elevation and will not have a negative impact on the street scene.

The proposed outbuilding will have a pitched roof and be finished in timber with grey aluminium framed double glazed doors. The highest part of the outbuilding will be 3.3m 5.9m in length and 3.3m wide, this is a significant reduction in size from the previous outbuilding and is considered an acceptable design.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The SPD sets out guidance for single storey rear extensions in paragraph 5.5, the proposed development will project 1.5m from the rear elevation of the adjoining dwelling no.30 Seven Acres Lane. The proposed development will comply with the SPD in this regard. The proposed development will also comply with the SPD in regard to no. 34 Seven Acres Lane and not have a negative impact on amenity.

An element of the single storey rear elevation wraps around the rear of the dwelling and becomes a part single storey side extension. The side part of the extension is set back from the front elevation of the dwelling, this will comply with the SPD and is considered acceptable.

One window is proposed on the side elevation facing no.34 Seven Acres Lane, this will not serve a habitable room and is not considered to have a negative impact on neighbour amenity.

The proposed development will not have an impact on the current rear garden and is acceptable.

In light of the above assessment, as a whole, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on existing parking arrangements or the highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

RECOMMENDATION

GRANT subject to 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 and documents:

- Proposed Location and Site Plan 2501-0002 Rev P1
- Proposed Ground Floor Plan 2501-1000 Rev P1
- Proposed First Floor Plan 2501-1001 Rev P1
- Proposed Roof Plan 2501-1002 P1
- Proposed Elevations 2501-2000 Rev 1
- Proposed Outbuilding Elevations 2501-2002 Rev P1
- Design and access statement July 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 and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with those indicated on the approved plans.

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

Procedure 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.

Report Author Aimee Bovaird