

Application Number:	25/00186/HOUS
Location:	8 Laburnum Terrace Rochdale OL11 2ND
Proposal:	Single storey rear extension
Applicant:	Mr Mohammed Alam
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?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 8 Laburnum Terrace; a two-storey, semi-detached house in the Sandbrook area of Rochdale. Laburnum Terrace is a cul-de-sac forming part of a wider residential estate comprising houses of a similar design and material palette. The immediate vicinity is residential in character, however the wider area comprises a variety of retail, leisure, and commercial uses, with Sandbrook Business and Retail Park being located approximately 0.5km to the north.

No.8 faces west, overlooking a front driveway and the adopted highway. It adjoins no. 7 to the north, and is flanked by the curtilage of no. 220 Laburnum Terrace to the south. The rear boundary of the curtilage faces east, bordering the rear garden of no. 14 Lowther Road.

Description of Proposal

Permission is sought for a single-storey rear extension, comprising a mono-pitched roof, rear double doors, and a side double window. Proposed materials include red brick, concrete roof tiles, and UPVC windows and doors, to match the host dwelling. The extension would project 3m, measuring 4m (width) X 2.7m (eaves height) X 3.5m (maximum height).

Relevant History

93/D296/22 – Approved - Conservatory to rear of dwelling.

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to neighbouring properties 01/04/2025; 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

Rear projection reduced to 3m.

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.

Considering the siting and scale of the proposed development, a simple assessment of whether it accords with the following design principles is appropriate:

Impact on street scene, including subservience, terracing and building line	yes
Height and massing	yes
Facing materials and detailing	yes
Roof style	yes
Window proportions	yes
Bin storage	yes
Impact on trees	yes

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.

The impact on the amenity of neighbouring occupiers is considered acceptable, insofar as the proposed rear extension complies with paragraph 5.6 of the SPD, which requires a maximum projection of 3m for single-storey rear extensions to adjoining houses, where the extension meets the common boundary.

It is acknowledged that the proposed rear extension would reduce the amount of natural light penetrating the dining room. However, given the open plan layout of the ground floor, it is considered that all rooms would be served by an adequate level of natural light, through a combination of the proposed double doors, double side window, and the existing windows.

Overall, the proposal would not unduly impact on the amenity of neighbouring or future occupiers, in accordance with policies DM1, the SPD 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:

- Floor plans and elevations: A-003
- Floor plans and elevations: A-004
- Block plan: A-007
- Location plan: PP-13795084V1

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.

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	13.05.2025	Signed: HR
Authorisation	23.05.2025	Signed: TH

Report Author Hamish Rigg