

Application Number:	24/01072/HOUS
Location:	85 Bagslate Moor Road Rochdale OL11 5YH
Proposal:	SINGLE STOREY SIDE EXTENSION
Applicant:	IMRAN MANZOOR
Case Officer:	Rosalind Gralton
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 the 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)

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

The application was publicised by way of neighbour notification. No responses were received.

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	✓

The design of the proposed extension would measure 5m in width and 13m in length. The proposed extension would have a dual pitch roof and would measure 2.3m at eaves level and 4.4m at ridge level. The ground level of the site drops to the rear, however the eaves and ridge height remain the same. The proposal would have contemporary appearance, with large areas of glazing at the rear, which is considered acceptable. The proposed materials would match that of the existing dwelling. As such, the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, 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	✓

The proposal would not impede the privacy of adjacent neighbours to the side or rear. The proposed extension would be set away from the side boundary with an eaves height subordinate to the main dwelling. One side elevation window is proposed however it is acknowledged existing boundary treatment would refrain from any overlooking as a result of this window. The proposal would not result in an overshadowing or overbearing impact on adjacent properties. 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 would not remove any existing parking spaces and ample parking spaces is retained on site. 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.

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:

- ☐ Location Plan
- ☐ Existing and Proposed Block Plans - 24.3323.5
- ☐ Scheme 4 Proposed front and rear elevations - 24.3323.SC4.2
- ☐ Scheme 4 Proposed Side Elevations - 24.3323.SC4.3
- ☐ Scheme 4 Proposed Ground Floor Plan - 24.3323.SC4

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 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	19/12/2024	Signed: RGR
Authorisation	23/12/2024	Signed: LA

Report Author Rosalind Galton