

Application Number:	25/00592/HOUS
Location:	82 Bellshill Crescent, Rochdale, OL16 2TU
Proposal:	First floor rear extension
Applicant:	Mr Mohammad Shahban
Case Officer:	Sam Yuen
DETERMINATION DATE 05.08.2025	EXT OF TIME 15.08.2025
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. 82 Bellshill Crescent, a two-storey terraced property in a residential estate in Belfield. The dwelling is adjoined by no. 80 Bellshill Crescent to the east, adjoined by no. 84 Bellshill Crescent to the west, and faces the highway to the south. The rear curtilage boundary backs onto an access road which serves properties along Bellshill Crescent, Blackstone Avenue and Albert Royds Street.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 2.4m from the rear elevation of the dwelling, above an existing 6m single-storey rear extension. The extension is characterised by a hipped roof form and would be set down 1.16m from the ridge of the host dwelling with matching height to eaves.

The proposal as amended also include the addition of a hipped roof onto the existing single-storey rear extension.

The proposal would be constructed from materials matching the host dwelling.

The application is a resubmission from 24/01195/HOUS, with amendments made to reduce the proposed rear projection and alterations to the internal layout.

Relevant History

24/01195/HOUS - First floor rear extension – Refuse

Officer's Comments:

1. The proposed first-floor rear extension would result in undue amenity harm to the occupants of the host dwelling by means of inadequate provision of natural light and outlook to the existing rear-facing bedroom and insufficient internal floor areas to the proposed rear-facing bedrooms. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

20/01337/HH42 - Prior approval for a single storey extension measuring 6m from the rear of the original dwelling (with a maximum height of 2.9m and height to eaves at 2.9m) - Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

Following comments from the Planning Officer, amendments were made to add a hipped roof above the existing single-storey rear extension.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed first-floor rear extension would be set down below the ridge line of the host dwelling and would be subservient. The use of a hipped roof form would appear in keeping and raises no concern.
- ☐ It is noted the cumulative impacts of the proposed first-floor rear extension with the existing single-storey rear extension would add substantial massing to the rear elevation of the dwelling which would be visible from the rear curtilages of neighbouring properties. However, the housing estate in question has been designed in such a way that the rear curtilage space is primarily used as off-street parking spaces, with vehicular entry specifically designed to be accessed from the access road. As such, the rear amenity

spaces of the properties are generally considered to be of low recreational value and of little visual merit in the context of the access road. It is also noted the applicant has accepted amendments for a hipped roof above the existing single-storey rear extension which further reduces its dominance. Taking into account of the site context, it is considered the proposal would not result in adverse visual harm to the surrounding area and would be acceptable on balance.

- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable on balance and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.
- ☐ With reference to Section 5.9 of the SPD, the proposed first-floor rear extension is not considered to result in adverse overshadowing or overbearing impacts on the neighbouring habitable room windows.
- ☐ Taking into account of Section 4.1 of the SPD, the proposed rear bedroom windows would be sited in excess of 39m and 22m from the directly facing rear habitable room window and curtilage boundary of no. 16 Blackstone Avenue and would be acceptable in this regard.
- ☐ The proposal would result in an additional bedroom with an internal area of 5.08m², which falls short of the space standards of the nationally described space standard (NDSS). Notwithstanding, this room does not constitute the principal bedroom for the dwelling, the internal area of which exceeds the standard of the NDSS. With this in mind, it is considered the occupier amenity impacts would not be so severe as to warrant refusal and the proposed plans would be acceptable on balance.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

- ☐ The existing parking arrangements comprises of on-street parking on Bellshill Crescent, as well as parking to the rear access road, which would remain unchanged under the proposed plans.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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. The permission relates to the following plans:

- ☐ Location Plan – received 10/06/2025
- ☐ Existing Site Plan, Floor Plans and Elevations – drawing no. A2235/1 received 10/06/2025
- ☐ Proposed Site Plan and Floor Plans – drawing no. A2235/1 received 10/06/2025
- ☐ Proposed Elevations – drawing no. A2235/3 received 11/08/2025

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 adopted Rochdale Core Strategy, the adopted 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	13/08/2025	Signed: SY

Authorisation	15/08/2025	Signed: TH
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Report Author Sam Yuen