

Application Number:	25/00251/HOUS
Location:	49 Littledale Street Rochdale OL12 6SZ
Proposal:	Rear dormer extension to facilitate loft conversion - Retrospective
Applicant:	Mr Shafqat Siddiq
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. 49 Littledale Street; an end of terrace property on the outskirts of Rochdale town centre. The surrounding area is predominantly residential, comprising high density, linear terraced housing.

No. 49 faces east, fronting the pavement and overlooking the adopted highway. It adjoins no. 47 to the south. The western boundary of the curtilage borders the rear garden of no. 84 Mitchell Street, and the northern boundary borders the rear garden of no. 88 Mitchell Street.

Description of Proposal

Permission is sought, retrospectively, for the erection of a flat-roof, rear dormer with two single windows. The dormer spans the entire width of the house, with the brickwork of the host dwelling extending upwards to form the sides of the dormer. Materials include hung roof tiles and UPVC windows. The dormer measures approximately 6.9m (width) X 3.5m (depth) X 1.9m (height).

Relevant History

07/D50107 – Grant Subject to conditions

Land at the side of 47 Littledale Street: Erection of a single dwelling

Condition 4:

Notwithstanding the provisions of Schedule 2, Parts 1 and 2, of the Town and Country Planning (general Permitted Development) Order 1995, or any equivalent Order following the revocation and re-enactment thereof, the property hereby approved shall not be extended in any way, except with the prior written approval of the Local Planning Authority.

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 25/03/2025; no objections were raised.

Policy

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

None Applicable

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.

In view of the above, paragraph 5.17 of the SPD applies specific design principles to dormer extensions. The dormer complies with the following principles:

- It does not exceed the ridge height of the dwelling;
- It is set back from the eaves line;
- The windows vertically align with the host dwelling;
- The materials match those of the existing roof.

Generally the SPD looks to avoid dormer extensions which are not set in from the side walls of the host dwelling. However, matching the brickwork with the side of the house achieves a more cohesive and integrated appearance, giving the impression of a 'town house'. The high quality materials further enhance the design.

Overall, the design is therefore acceptable, in accordance 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. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. 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.

Due to the siting and scale of the dormer there are no issues relating to overshadowing, overbearing impact, or loss of privacy. On this latter, the dormer would not detract from the levels of privacy which are typical for this area of the borough.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The development has no bearing on the pre-existing parking arrangements, and is therefore acceptable in accordance with policies T2 and DM1.

Recommendation:

Grant subject to the following condition

1. This permission relates to the following plans:

- Plans “as built”
- Site location plan

and the development is approved only in accordance with these drawings.

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.

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	20/05/2025	Signed: Hamish Rigg
Authorisation	20/05/2025	Signed: Lauren Ashworth