

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00112/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 11.04.2025 **EXT OF TIME**

Address: 19 Malvern Road Middleton Rochdale M24 1QA

Proposal: Hip-to-gable roof extension to facilitate loft conversion and single storey side and rear extensions

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?	N

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

CHECKED AND SIGNED OFF BY: TH **DATE:** 10/04/2025

SITE

The site is located at 19 Malvern Road, a semidetached two storey dwelling finished in red brick. The dwelling benefits from off street parking, front and rear amenity space.

The street scene is characterised by similar dwellings and some dwellings have had side extensions and roof alterations.

The site is located in the Defined Urban Area.

PROPOSAL

The application seeks permission for a hip-to-gable roof extension to facilitate loft conversion and single storey side and rear extension.

The existing dwelling consists of a dining room, kitchen, reception, three bedrooms and a bathroom over the ground and first floor.

The proposed hip-to-gable roof extension will provide an additional bedroom in the loft.

The single storey rear extension will project 3m from the rear elevation and is 2.5m in height to the eaves and 3.5m to the ridge. The proposed single storey rear extension will accommodate extra dining space.

The single storey side extension will project 1m from the side elevation and will match the rear extension in height. The side extension will accommodate a bathroom and utility room.

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

N/A

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.

It is considered that the proposed hip-to-cable alteration would be somewhat incongruous in the street scene due to the strong level of consistency of hipped roofs at almost all neighbouring houses. However, it is noted that such an alteration could likely be undertaken under permitted development rights and as such it is not considered that resisting the alteration on the basis of this design concern could be sustained. It is also noted that the design roof of the attached dwelling at no.17 Malvern Road has previously been amended from its originally hipped design, and this would somewhat mitigate the incongruous appearance which would result from the proposed change. The amended roof will be finished in matching materials to the host dwelling, and this is considered acceptable.

The proposed single storey rear and side storey extension will be finished in materials that match the existing dwelling

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.

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 Council's 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 proposed development complies with the space standards set out in the SPD and will not have a negative impact on the privacy of the dwellings opposite or to the rear.

The proposal does not include the addition of windows on the side elevation, windows are proposed on the rear on the single storey elevation however these will not result in a loss of privacy for surrounding occupiers. The proposed alteration to

the roof is not considered to overshadow neighbouring properties as no.21 Malvern Road does not have any windows on their side elevation.

The proposed development will allow adequate light for the additional room and this is considered acceptable. The proposed development will leave sufficient garden space for future occupiers of garden space for occupiers.

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.

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 reduce the driveway however the proposed single storey rear extension is small, the remaining driveway is considered acceptable.

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 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 and document:

- Location Plan
- Proposed Block Plan
- Existing and Proposed Layouts and Elevations 001 Rev A

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 saved Rochdale Unitary 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 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