

APPLICATION NUMBER: 25/00493/HOUS

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Location:	24 Thornham New Road, Rochdale, OL11 2XR
Proposal:	Alterations to existing rear extension including insertion of new windows and raising of roof height
Applicant:	Miss Tanya Amjad
Case Officer:	Bob Melling
DETERMINATION DATE 30.07.2025	EXT OF TIME N/A
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. 24 Thornham New Road, a two-storey, end terrace dwelling located at the junction of Thornham New Road and Lyndhurst Avenue in Castleton. The application property is adjoined to no. 26 Thornham New Road to the northeast and is adjacent to no. 22 Thornham New Road across Lyndhurst Avenue to the southwest. The dwelling benefits from an existing single-storey rear extension characterised by a dual-pitched roof with a height to eaves of 2.43m and a maximum height 3.15m. The extension is rectangular with a footprint of 5.44m by 5.27m.

Description of Proposal

Permission is sought to increase the overall height of the existing single-storey rear extension of 0.4m. The new height to eaves would be 2.83m and the new maximum height would be 3.55m. An obscurely glazed window would be installed in the rear (southeast) elevation with a new window also installed in the side (southwest) elevation. The proposals would be constructed in materials to match the exterior of the existing dwelling.

Relevant History

05/D45881 Erection Of Storage Shed To Rear Of Dwelling (Retrospective)
Granted STC October 2005

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and 1 response was received in response to the proposed development. The letter raised no objections to the principle of the extension; however it did raise concerns about the build quality. While the LPA can use planning conditions to control the choice of materials, it is not possible under the planning process to control build quality. Unless these issues comprise a breach of planning control, they are usually dealt with through building regulations.

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 Development

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

N/A

Assessment

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area'* and to *'enhance the borough's identity and sense of place, 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.'*
- ☐ It is not considered that the proposed increase in height or addition of two windows would result in undue harm to the character of the host property or the street scene. The proposed works would use matching materials and the increase in height is considered appropriate.
- ☐ 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

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.'*
- ☐ Section 5.5 of the SPD states *'it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.'*
- ☐ It is important to note that the existing rear extension exceeds the 3m SPD projection limit for single-storey extensions. While the proposals would increase the height of the extension by 0.4m, it is not considered that the additional massing along the common boundary with no. 26 Thornham New Road would be substantially more harmful than the existing extension.
- ☐ Moreover, it is noted that the increased height is required to provide a DDA compliant level access washroom. Section 5.22 of the SPD allows the Council to interpret the guidance flexibly where personal circumstances, such as a disability, may make it difficult to provide the necessary facilities within the standards set out in the SPD. On this basis, it is considered that any harm inflicted on the living conditions of the adjoining residents would be minimal and therefore justified in the interests of providing the facilities necessary for a disabled resident.

- ☐ The proposed window within the side elevation would measure approximately 11.8m to the side elevation of no. 22 Thornham New Road and the proposed window within the rear elevation would be obscurely glazed. Therefore, it is not considered that the proposed fenestration would result in an undue loss of privacy for neighbouring residents.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties in accordance with policy DM1 of the adopted Rochdale Core Strategy, 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. The permission relates to the following plans:

Creation of Ground Floor Level Access Washroom. Dwg no. P2504.01
 Creation of Ground Floor Level Access Washroom. Dwg no. P2504.02. Rev

A

Creation of Ground Floor Level Access Washroom. Dwg no. P2504.03. Rev

A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 and the National Planning Policy Framework.

3. The materials used in the construction of the development hereby permitted shall be in accordance with drawing number P2504.03.

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, the Places for Everyone Joint Development Plan 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	01/07/2025	Signed: BM
Authorisation	30/07/25	Signed: LA

Report Author Bob Melling

