

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00633/FUL

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 02.09.2025 **EXT OF TIME**

Address: 10 Mount Road Middleton M24 1DZ

Proposal: First floor side extension, formation of gable roof to existing side extension, formation of a pitched roof to the existing front porch, alteration to fenestration on all elevations and render to front and side elevations, following removal of existing chimney to side

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/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

REFUSE

CHECKED AND SIGNED OFF BY: TH

DATE: 02/09/2025

SITE

The application relates to 10 Mount Road, Middleton. This is a two-storey detached dwelling that benefits from off street parking and a large rear garden. The dwelling fronts Mount Road, west of the site is a telephone exchange building.

The dwelling has had a number of changes over the years, it is finished in red and brown brick. Surrounding dwellings are made up of red and brown brick and some are finished in part render.

The site is located in the Defined Urban Area and is in a predominantly residential area.

PROPOSAL

The application seeks permission for a first floor side extension, formation of gable roof to existing side extension, formation of a pitched roof to the existing front porch, alteration to fenestration on all elevations and render to front and side elevations, following removal of existing chimney to side.

The ground floor consists of a kitchen, lounge, library room, dining room and hallway. The proposed development will provide additional living space and change the layout to consist of a kitchen, dining room, lounge, bathroom, office and hallway.

The first floor consists of four bedrooms, shower room and bathroom, the proposed development will provide a walk in wardrobe that leads to a bathroom. The existing four bedrooms will remain however the layout will change. Two bedrooms will have an ensuite.

The existing side extension has a flat roof and this is proposed to have a gable roof with a new window on the front elevation.

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

Urban Design

The Urban Design Officer has raised concerns regarding the proposed scale of the side extension.

REPRESENTATIONS

Letters of notification have been sent out to surrounding neighbours, 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.

The SPD sets out guidelines for extensions, it states that extensions should be designed to be in keeping with the host property and in general be subservient to it. The proposed development will consist of a first-floor side extension over the existing side extension, this will appear dominant and erode the existing frontage of the dwelling. The proposed side extension will have an independent gable roof. This will appear as an incongruous feature and will not fit in with the current dwelling. It is acknowledged that dwellings in the street scene do differentiate to a point from one another however, the proposed development will further erode the continuity in the street scene.

The proposed window on the front elevation of the side extension does not follow the form of the existing windows, this is not considered to provide a high standard of design.

The existing dwelling is finished in red brick, the proposed development is proposed to alter this, the bottom two thirds of the dwelling are to be finished in render. There is some render within the street scene, the dwelling opposite includes a small portion, however it is not the main material. The proposed render is not in keeping with the host dwelling and is not considered acceptable.

As such, the proposal is contrary to Policy DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and

Standards for Residential Development' and the National Planning Policy Framework.

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 will not reduce the space between neighbours and therefore not have a negative impact on neighbour amenity. There are no new windows proposed on the side elevations.

The proposed bedrooms will have a sufficient amount of light and outlook for existing and future occupiers and are considered acceptable in this regard. There is a large garden at the rear of the property, the proposed development will not impact this, and sufficient garden space will remain.

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

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 not have an impact on the existing parking or highways.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

RECOMMENDATION

REFUSE for the following reason:

1. The proposed development is considered poor design, the side extension will not be subservient to the host dwelling and will dominate the principal elevation. The design of the proposed extension is not acceptable as it does not match the existing roof form and would be an incongruous feature. The proposed finishing material of render would erode the design of the existing dwelling. The proposed development fails to improve the character and quality of the area and is therefore contrary to Policy DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

For avoidance of doubt the decision relates to the following plans

- Location Plan
- Proposed Block Plan 1950
- Proposed First Floor Plan 2010
- Proposed Ground Floor Plan 2000
- Proposed Front and Side Extension 2200
- Proposed Rear and Side Extension 2210

Report Author Aimee Bovaird