

APPLICATION NUMBER: 25/00614/HOUS

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Location:	142 Manchester Road, Heywood, OL10 2NL
Proposal:	proposed dormer extensions to existing outbuilding and single storey link between outbuilding and dwelling
Applicant:	Tariq Parvez
Case Officer:	Bob Melling
DETERMINATION DATE 11.08.2025	EXT OF TIME 29.08.2025
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?	Y

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

Location

The application relates to a detached, two storey dwellinghouse fronting onto the A6045 (Manchester Road), Heywood. A large, detached garage with a steep pitched roof is located to the southwest corner of the curtilage. The dwellinghouse occupies a central position within a spacious, square-shaped plot including a hardstanding driveway off Manchester Road to the front and landscaped garden areas to the sides and rear of the building. Several mature trees are located within the garden area, with a number of these being individually protected by virtue of a Tree Preservation Order (TPO no. 152). The property's side and rear gardens are enclosed by a combination of circa 1.8-metre-high timber fencing and gating, with this supplemented by taller coniferous hedging alongside the northern and western site boundaries.

Neighbouring dwellings include large, detached properties set within spacious gardens to the north and south on Manchester Road, and to the west on the cul-de-sac of Oldbury Close.

Description of Proposal

Permission is sought for a single storey extension to link the host dwelling with the existing detached outbuilding and the construction of two dormer windows on the north-facing roof slope of the existing outbuilding. The proposed link extension would have a flat roof design, and the dormers would have dual-pitched, gable-style roofs. The dormer walls would be finished in small format concrete tiles.

Relevant History

24/00897/WTTPPO: Works to trees subject to TPO152:-T3 Sycamore - Reduce lateral southwest crown by 2 metresT5 Silver Birch - Reduce crown by 1 metreT13 Copper Beech - Prune lowest southern lateral branch. Granted STC October 2024

20/00634/WTTPPO: Works to 6 no. trees covered by Tree Preservation Order no. 152 including reduction in height and crown spread of Oak tree (T2). Granted STC August 2020

14/01378/HOUS: Formation of new vehicular access to existing dwelling. Granted STC February 2015

14/00732/ANM: Non material amendment to planning approval 14/00401/HOUS for replacement of single (1200 mm wide) ground floor window on southwest facing (side) elevation of two storey extension with two (600 mm wide) windows. Granted STC August 2014

14/00401/HOUS: Two storey side and rear extension and single storey side extension (Resubmission 14/00053/FUL). Granted STC May 2014

13/01147/HOUS: Two storey side and first floor rear extensions. Granted STC December 2013

13/00661/WTTPPO: Application for works to trees subject to Tree Preservation Order 152 as follows: Removal of Larch (T6), Pine (T10) and Spruce (T11) trees Crown reduction of 30% to Birch (T5) Crown reduction of 20% to Cherry (T8). Granted STC August 2013

06/D48296: First Floor Extension To Rear And Side Of Dwelling. Granted STC January 2007

05/D44969: Private Detached Garage. Granted STC April 2005

02/D40843: Formation Of Vehicular Access To A Classified Road. Granted STC January 2003

97/D33944: Erection Of Four Detached Dwellings Including The Demolition Of No. 142 Manchester Road. Granted STC April 1998

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and 1 letter was received which raised the following concerns:

- Cumulative overdevelopment of the plot which would be out of keeping with neighbouring properties
- The dormers would be visually intrusive

Officer's response: These matters are assessed under the 'Design' section of the report.

- Overbearing impact on neighbouring properties
- Loss of outlook
- Loss of light/overshadowing
- Loss of privacy

Officer's response: These matters are assessed under the 'Amenity' section of the report.

- Impact on trees

Officer's response: This is assessed under the 'Trees' section of the report.

- Access for maintenance
- Fire safety
- Potential of a non-domestic use

Officer's response: Considerations around future maintenance and fire safety are not material planning considerations in this case and the potential unlawful use of the outbuilding for non-domestic purposes would require a separate planning application. Based on the submitted floor plans, it is considered that the use of the outbuilding would remain incidental to the enjoyment of the existing dwellinghouse.

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
JP-G2	Green Infrastructure Network
JP-G7	Trees and Woodland

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
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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
G7	Enhancing the value of biodiversity and geodiversity
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

Amendments were sought to remove the dormer from the south-facing roof slope and amend the design of the dormer on the north-facing roof slope from a large, box-style dormer to two, pitched roof, cuckoo-style dormers.

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.'*
- ❑ Although dormer windows are not a characteristic of the street scene, it is important to note that the existing outbuilding, on which the proposed dormers would be sited, is set behind the host dwelling in the southwest corner of the rear garden. The outbuilding is set back some 28 metres from Manchester Road and is not a prominent feature within the street scene.

- ☐ The proposed dormers would occupy the north-facing roof slope of the outbuilding, and the use of dual-pitched, gable-style roofs would reflect the design of the host property, which has a forward projecting gable.
- ☐ The design of the dormers would broadly comply with the design principles outlined in Section 5.17 of the SPD, including the use of concrete hanging tiles for the walls of the dormers.
- ☐ Overall, it is not considered that the proposed dormers would result in undue harm to the character of the host property or the street scene.
- ☐ Furthermore, no concerns are had regarding the design of the single storey link extension, which would appear in keeping with the existing property.
- ☐ The design of the proposal is therefore acceptable on balance 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.'*
- ☐ The single storey link extension would have a relatively small scale and would be well screened from the neighbouring properties. Therefore, it is not considered that this part of the proposals would unduly harm the amenity of neighbouring properties.
- ☐ The proposed dormer windows would face into the rear garden of the application property, measuring approximately 23 metres to the shared boundary with no. 140 Manchester Road. While the proposed roof light on the south-facing roof slope would directly overlook the rear garden of no. 144 Manchester Road, it is noted that this window would be obscurely glazed. Therefore, it is not considered that the dormers would result in an undue loss of privacy for the neighbouring properties.
- ☐ While the proposed dormers would increase the massing of the existing outbuilding, it is not considered that they would overshadow or have an overbearing impact on any of the neighbouring properties. The nearest property, no. 23 Oldbury Close, would directly face the side elevation of the dormers at a distance of approximately 15.5m (measured from the rear elevation of no. 23). This is considered an appropriate level of separation. Furthermore, it is not considered that the dormers would have an overbearing impact on the rear garden of no. 23 given their relatively small scale, the existing screening and the level of separation to the rear boundary (circa 4.7 metres).
- ☐ All habitable rooms within the application property would receive sufficient natural light and a 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 occupiers.

- ☐ 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.

Trees

- ☐ Paragraph 136 of the NPPF states that trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Core Strategy policy G7 requires that no development should result in a net loss of biodiversity and geodiversity.
- ☐ A number of protected trees are located within the site. A works to trees application (reference 13/00661/WTTP0) allowed the removal of three of these trees, including a Pine tree previously located in close proximity to the existing single storey extension to the southwest corner of the dwellinghouse.
- ☐ In terms of the proposed single storey extension, remaining trees on the site are located away from the proposed extension with the closest (T3 – A Sycamore) situated some 6 metres (to trunk) to the northwest. Moreover, the extension would mostly be built over an area of existing hardstanding, with the rear wall of the extension positioned slightly further back than the existing retaining wall (which would be rebuilt). Accordingly, it is not considered that it would encroach upon its root protection area or run beneath its canopy.
- ☐ Similarly, it was determined on a site visit that the proposed dormer extensions would be possible without the need for the pruning of any branches.
- ☐ As such, the proposal would have an acceptable impact on T3, in accordance with policy G7 of the adopted Rochdale Core Strategy 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 development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Existing Layouts. Dwg no. P245-001
- Proposed GF Plan. Dwg no. P245-100
- Proposed Cross Sections (AA & BB). Dwg no. P245-101/A. Submitted on 04/08/2025
- Proposed Elevations (CC, DD, EE & FF). Dwg no. P245-102/A. Submitted on 04/08/2025
- Proposed Elevations (AA & BB). Dwg no. P245-103/A. Submitted on 04/08/2025
- Proposed Site Plan. Dwg no. P245-105
- Location Plan. Dwg no. P245-106

- Amended Proposed FF Plan (Outbuilding). Dwg no. P245-107. Submitted on 04/08/2025

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the development hereby permitted shall be in accordance with drawings P245-102/A and P245-103/A unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension hereby approved the roof light in the roof slope facing southwest shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The roof light shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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	05/08/2025	Signed: BM
Authorisation	28/08/2025	Signed: RK

Report Author Bob Melling