

Application Number:	25/00654/HOUS
Location:	20 Brownrigg Close, Middleton, M24 4BU
Proposal:	First floor rear extension over existing balcony with the application of of render to new elevations
Applicant:	Daniel Romanczuk
Case Officer:	Bob Melling
DETERMINATION DATE 21.08.2025	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. 20 Brownrigg Close, a two storey detached dwelling in Middleton. The application property is orientated north towards the highway and the front garden area of adjacent no. 18 Brownrigg Close, which is orientated away from the property by 90 degrees. The property is also adjacent to no. 22 Brownrigg Close which is to the east, though set back significantly when compared to the application property. Beyond the rear boundary of the property is open land which is designated both as Protected Open Land and as a Greenspace Corridor.

Description of Proposal

Permission is sought for a first floor rear extension, which would be finished in either white or off-white render. The extension would have a depth of 1.8m, sitting above part of the existing single storey rear extension. It would be characterised by a flat roof and feature a set of 4m wide bi-fold doors on the rear elevation, which would open out onto the existing balcony. There would also be a large window installed in the west-facing side elevation.

Relevant History

20/00010/HOUS – Single storey rear extension including use of roof as balcony and new front porch. Approved March 2020

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no responses were received.

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.'*
- ☐ While the flat roof design and use of white render would conflict with the design values of the original dwelling, it should be noted that the extension would not be visible from any public vantage points nor visible from any neighbouring properties given the orientation and positioning of neighbouring properties in relation to the application property. On this basis, and given the relatively small scale of the extension, it is not considered that the use of a flat roof or the application of white render would result in undue harm to either the character of the host dwelling or the street scene.
- ☐ 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.'*
- ☐ No element of the proposal is expected to cause any undue harm to the amenity of neighbouring occupiers in terms of overlooking/loss of privacy, loss of light/overshadowing or overbearing impact. Due to the pronounced stagger between neighbouring properties, the proposed extension does not project beyond the rear elevations of the immediate neighbouring properties. Moreover, the proposed fenestration would only overlook the open farmland.
- ☐ All habitable rooms within the application property would continue to receive sufficient natural light. In fact, it is considered that the proposed extension would improve the living conditions of the existing rear bedroom through an increase in floor space. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers of the application property.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property, 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 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 Plans. Dwg no. CM371 EX 01

Existing Elevations. Dwg no. CM371 EX 02

Proposed Plans. Dwg no. CM371 PL 01a

Proposed Elevations. Dwg no. CM371 PL 02a

Proposed Site and Location Plan. Dwg no. CM216 PL 03a

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 drawing 'CM371 PL 02a' 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.

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	06/08/2025	Signed: BM
Authorisation	12/08/2025	Signed: TH

Report Author Bob Melling