

APPLICATION NUMBER: 25/00910/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00910/HOUS

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 12.11.2025 **EXT OF TIME**

Address: 15 Falcon Close Rochdale OL12 7RY

Proposal: Part two, part single-story front/side extension, extension to front dormer, alteration to roof including rooflights following demolition of existing detached garage

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
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CHECKED AND SIGNED OFF BY: RK

DATE:13/11/2025

SITE

The application relates to 15 Falcon Close, this is a detached dormer bungalow in a cul de sac. The dwelling benefits from off street parking, front and rear amenity space. The dwellings are made up of similar characteristics and are in a staggered line.

The site is located in the Defined Urban Area.

PROPOSAL

The application seeks permission for a part two, part single-story front/side extension, extension to front dormer, alteration to roof including rooflights following demolition of existing detached garage.

The ground floor consists of a kitchen/dining room, living room, bathroom and bedroom. The proposed ground floor will be internally rearranged and will consist of kitchen/dinning room, lounge, living room, bedroom and utility room.

The existing first floor consists of three bedrooms and a bathroom, the proposed first floor will consist of four bedrooms with two ensuites, study and a bathroom.

RELEVANT PLANNING POLICY

National Guidance

National

National Planning Policy Framework (NPPF) December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places

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).

RELEVANT SITE HISTORY

19/00630/HOUS - Erection of single storey rear extensions following demolition of conservatory (part retrospective). Approved

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed development is within the Defined Urban Area, as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The proposed development is considered acceptable in principle.

Design

Policies P1, P3 and DM1 of the Council's adopted Core Strategy requires development proposals to adhere to high quality design and 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. In addition, paragraphs 128 of the National Planning Policy Framework (NPPF) state that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 134 states that development that is not well designed should be refused.

The proposed development consists of adding front and rear dormers, the SPD sets out guidance for dormers in paragraph 5.16, dormers to the front will not normally be permitted. The proposed front dormer will not comply with the guidelines, it would not be set in from the side walls of the house and would not be sited below the ridge of the dwelling. The proposed front dormer would be visually prominent and will be seen from the public highway. It is noted that there is an existing front dormer, and other dwellings have a similar front dormer, however the proposal would increase the size of this dormer and as established this does not comply with the SPD and is not considered acceptable.

The differing projection and mismatched roof forms would also appear visually unresolved and incongruous within its otherwise cohesive setting.

The proposed rear dormer is large in scale, however this would not be seen from the highway and on balance would be considered acceptable.

The proposed development consists of a front extension, the proposed front elevation will extend 3.2m to the front of the dwelling. The dwellings on Falcon Close are set in a staggered line, the proposed development will disrupt this line and have a negative impact on the street scene.

The front extension is considered large in scale as is not subservient to the host dwelling, this is due to the proposed ridge matching the height of the existing ridge.

The existing dwelling and neighbouring dwellings all share similar characteristics, one being that the main entrance to the dwelling is on the side elevation. Part of the proposed development is to relocate the main entrance to the front elevation and extend the existing front window to match the proportion of the proposed front window on the first floor. The changes in location of the main entrance and changes to front fenestration are not acceptable and do not fit in with the character of the street scene. The proposed form will deviate from the existing street scene and is considered poor design. No neighbouring dwellings have rooflights, this is another deviation from the existing street scene.

The proposed materials will match the host dwelling, this is considered acceptable.

Overall, the proposed development does not consist of a high standard of design and does not comply with Policies DM1, P1, P3 and DM1 in Rochdale's Core Strategy, the SPD and relevant paragraphs in the NPPF.

Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers.

The SPD in paragraph 5.6 sets out guidance for single storey rear extensions, the proposed development is a side extension, however, extends 3.2m from the rear elevation of the neighbouring dwelling. This complies with the SPD and is considered acceptable.

The proposed development does not propose windows on the side elevation facing no.13 Falcon Close, this will not result in a loss of privacy for neighbouring dwellings.

The proposed bedroom on the ground floor has a floor area of approx. 8.9m² this falls short of the 11.5m² set out in the Nationally Described Space Standards. On balance it is considered that this is likely to be a secondary room and is acceptable. The rest of the rooms meet the room standards and provide an acceptable standard of amenity.

There will be a sufficient amount of garden space left for existing and future 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

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 result in the loss of a car parking space, however there is off street parking available and the development will not have an unacceptable impact on highway safety.

The development is considered acceptable and in accordance with policies T2 and DM1.

RECOMMENDATION

REFUSE for the following reason:

1. The totality of the proposed development comprises poor design that would amount to an unresolved and incongruous appearance that would be harmful to the character and appearance of the surrounding area. In particular, the form and scale of the proposed dormer to the front roof slope would not be in keeping with the character of the area, and would be highly visible in the street scene and is not considered acceptable. As such the proposal would not comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, the Guidelines and Standards for Residential Development' (June 2016) SPD and the National Planning Policy Framework and relevant policies in Places for Everyone.

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.

Report Author Aimee Bovaird