

APPLICATION NUMBER: 25/00324/HOUS

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| Application Number: | 25/00324/HOUS |
| Location: | 500 Langley Lane, Middleton, OL10 2QJ |
| Proposal: | First floor side extension |
| Applicant: | Ms Sue Aston |
| Case Officer: | Bob Melling |
| DETERMINATION DATE 01.08.2025 | EXT OF TIME 07.08.2025 |
| RECOMMENDATION: | Grant subject to conditions |

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| DELEGATION | Applicant a Council Member or officer? | N |
| | Contrary to previous decision? | N |
| | Called in or Planning Panel objection? | N |

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| COMMENTS | Planning Panel comments received? | N |
| | Neighbour comments received? | N |

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| 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 dwelling on the western edge of a group of assorted buildings which make up the 'Birch Pet Hotel' in the Green Belt. The land across Langley Lane to the south is designated as Open Protected Land and there is a residential development comprising 23 dwellings currently under construction opposite the application property. St Mary's Church is located approximately 50 metres away to the west, with open farmland between the application property and the Church. The land to the north and east of the Birch Pet Hotel also comprises open farmland.

The original dwelling has been variously extended over the years, as evidenced by the planning history and historic mapping for the site (Figure 1).

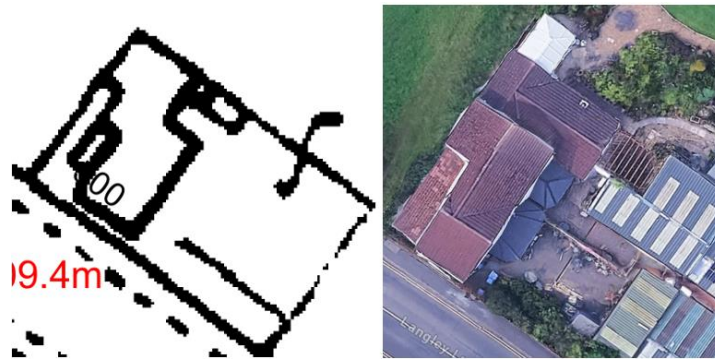


Figure 1 - 1929 OS map (left) and Google Earth 2025 (right)

Description of Proposal

Permission is sought for a first floor side extension.

Relevant History

05/D46550: Single Storey Extension To Front/Side Of Dwelling. Granted STC February 2006

00/D38143: Private Double Garage. Granted STC November 2000

92/D27742: Single Storey Side Extension To Dwellinghouse. Granted STC February 1992

90/D25401: New Reception Building. Granted STC August 1990

88/D21770: Change Of Use Of Garage To Reception Area And Erection Of Single Storey Building For Use As A Cattery. Granted STC May 1988

79/D08316: Two Storey Extension To Rear Of Dwellinghouse. Granted STC April 1979

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024:

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-G9 The Green Belt

Local

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

Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) 2016.

Amendments

N/A

Assessment

Principle of Development – Green Belt

- ☐ The application site is allocated within the Green Belt under Policy JP-G9 of the Places for Everyone Joint Development Plan. Policy JP-G9 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.
- ☐ Paragraph 142 of the NPPF states that:
 - o *The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*
- ☐ 'Openness' is not formally defined within planning policy or legislation but is taken to mean the absence of built development. The term 'openness' comprises a spatial and visual component which should be assessed in considering whether a proposal preserves the openness of the Green Belt.
- ☐ Paragraph 153 of the NPPF establishes that:

- o *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*
- ☐ Paragraph 154 of the NPPF establishes that development in the Green Belt is inappropriate unless it meets one of the exceptions. Exception C is relevant to the current application:
 - c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*
- ☐ Therefore, the main consideration in assessing the principle of development is whether the proposed extension constitutes inappropriate development in the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.
- ☐ Section 5.20 of the Council's 'Guidelines and Standards for Residential Development SPD' states that '*normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948).*' However, the guidance goes on to state that '*the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.*'
- ☐ The application property has been greatly extended following several grants of planning permission and it was noted by the Case Officer under the latest application (ref: 05/D46550) that '*the cumulative effect of the existing and proposed extensions represent a significant percentage increase on the volume of the original dwelling.*'
- ☐ The proposed extension, in combination with the previous extensions, would clearly exceed the 35% SPD threshold in respect of floor space and volume. However, it is also acknowledged that there may be circumstances when a greater than 35% increase is considered proportionate.
- ☐ When considering the existing extensions, the proposal would essentially infill the southwestern corner of the dwellinghouse with no increase in footprint. It is not considered that the proposed extension would appear disproportionate when considering the existing site context.
- ☐ For the same reasons, it is not considered that the proposal would conflict with the openness of the Green Belt.
- ☐ As such, given the specific circumstances of the site and the proposed development, it is considered that the exceedance of the SPD guidance is acceptable on balance and the proposed development is considered to constitute a proportionate addition that would not harm the openness of the Green Belt.

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the 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.'* In addition, section 5.1 of the SPD states development proposals should be *'in keeping with the host property and generally should be subservient to it.'*
- ☐ The proposed first floor side extension would infill the area above the existing single storey side extension and would be designed to match the host dwelling in terms of materials and window detailing.
- ☐ Overall, it is considered that the proposed extension would enhance the visual amenity of the host dwelling by creating a simplified and more visually coherent built form, particularly when viewed from the southwest.
- ☐ Rather than appearing as a piecemeal development of various extensions, the proposed first floor extension would tie the various parts together.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the 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.'*
- ☐ The nearest residential properties are 'The Barn', which is approximately 21 metres away to the southeast, and the dwellings under construction immediately opposite the application property. However, it was noted during a site visit that the nearest dwellings on the opposite side of Langley Lane are angled away from the application property.
- ☐ Given the comfortable levels of separation and the orientation of the dwellings relative to each other, it is not considered that the proposed extension would result in an undue loss of privacy for any existing or future occupiers of neighbouring properties.
- ☐ All habitable rooms within the application property would receive sufficient natural light and there would be no impact on the existing outdoor amenity space. 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 or the application property in accordance with policy DM1 of the 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. This permission relates to the following plans:

Floor Plans & Elevations as EXISTING. Drg no. 11531-01

Floor Plans & Elevations as PROPOSED. Drg no. 11531-02. Revision P2

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

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 | 30/07/2025 | Signed: BM |
| Authorisation | 07/08/25 | Signed: LA |

Report Author Bob Melling