

Application Number:	25/00657/HOUS
Location:	29 Mizzy Road Rochdale Rochdale OL12 6HW
Proposal:	Single storey rear extension
Applicant:	BERNADETTE JESSOP
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. 29 Mizzy Road; an end of terrace house on the junction with Augusta Street on the outskirts of Rochdale township. The area is predominantly residential, interspersed with green spaces and public parks. Mizzy Road comprises a variety of house types set back from the pavement, overlooking Cronkeyshaw Common.

No. 29 faces south, elevated above the pavement and overlooking a front yard and the adopted public highway. It adjoins no. 31 to the east and borders Augusta Street to the west. The rear boundary of the curtilage faces north, bordering a shared driveway.

Description of Proposal

The application is for a single-storey rear extension adjoined to the existing single-storey rear extension, following the demolition of the garage. The extension would sit flush with the existing projection, comprising a sloped roof, rendered elevations, slate tiles and UPVC windows and doors.

The extension would project 7.5m, measuring 2.8m (width) X 2.4m (eaves height) X 3.9m (maximum height).

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

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 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).

Amendments

None

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Yes
Height and massing	Yes
Facing materials and detailing	Yes
Roof style	Yes
Window proportions	Yes
Bin storage	Yes
Impact on trees	Yes

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential 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. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	Yes
Light and outlook of application property	Yes
Remaining garden space of application property	Yes

The proposal is therefore acceptable in terms of residential amenity in accordance with policies DM1, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

Are the following acceptable?

Impact on highway safety	Yes
Parking provision	Yes

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Other matters:

The proposed extension would encroach on the shared boundary with no. 31 Mizzy Road. As such, the applicant is required to sign Ownership Certificate B, which relates to development on land under shared ownership, and serve notice on the other landowner. The Council is satisfied that the Ownership Certificate B has been signed, and notice has been served.

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:

- Location plan
- Floor plans and elevations as proposed: 22.2956.SC4.1C
- Existing and proposed block plans: 22.2956.2

and the development shall be carried out in accordance with these drawings hereby approved.

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 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 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	11/08/2025	Signed: Hamish Rigg
Authorisation	08/09/2025	Signed: TH

Report Author Hamish Rigg