

Application Number:	25/00609/HOUS
Location:	5 Pavillion Close Rochdale OL12 6EW
Proposal:	Part two storey, part single storey side extension
Applicant:	Mr Umar Khurshid
Case Officer:	Hamish Rigg
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to no. 5 Pavillion Close; a detached house on the outskirts of Rochdale town, designed in a Mock Tudor style. Pavillion Close is a cul-de-sac, comprising similar Mock Tudor houses, forming part of a wider residential estate. The character of the area is predominantly suburban, although Pavilion Close borders an industrial estate to the south.

No. 5 faces west, overlooking a driveway and the adopted public highway. It is flanked by no. 3 to the north and no. 7 to the south. The rear boundary of the curtilages faces east, bordering the grounds of FieldHouse Care Home.

Description of Proposal

The application is for a first-floor side extension above the existing garage and an adjoining two storey rear extension.

The first-floor extension would be a continuation of the form and design of the main dwelling, comprising a dual-pitched roof, a Mock Tudor style, and matching materials and window. It would extend the width of the first floor by 2.9m, whilst sitting flush with the front elevation and ridge height. Proposed materials include white render, herringbone brickwork, timber beams, UPVC windows and concrete tiles, to match the host dwelling.

The rear extension would project approximately 0.7m from the host dwelling, comprising a gable roof, two rear windows and a single side window. The rear extension would measure 3.2m (width) X 5.2m (eaves height) X 6.4m (maximum height). Proposed materials include matching red brick, concrete roof tiles and UPVC windows.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties on 27/06/2025; no objections were raised.

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

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.

The proposed first floor extension would assimilate with the existing design, materials and scale of the main dwelling. The proposed rear extension would be a modest and subservient addition which would integrate with the design and materials of the main dwelling. The proposed fenestration would match the design, arrangement and proportions of the main dwelling. 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.

Amenity: DM1 and SPD

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.

The proposed extensions would be located adjacent to the common boundary with no. 3 Pavillion Close. No.3 includes a side and rear extension, adjacent to the common boundary with no.5, which forms a physical buffer to the proposed development. Given this arrangement, the proposed development would comply with paragraph 5.9 of the SPD, which sets a maximum standard for how far rear extensions can project from the main dwelling. By virtue of its compliance with the SPD, the proposed extensions at no. 5 would not adversely impact on the amenity of neighbouring occupants through overshadowing, oppressiveness or reduced privacy. All habitable rooms would have sufficient outlook and exposure to natural light. Notwithstanding, the proposed first floor extension would accommodate an additional bedroom with a principal window at the front and a secondary window to the side. The side window would be 1m from the side elevation of no. 3 Pavillion Close and would directly overlook the neighbour's side alley. Whilst the impact on privacy for occupants of no. 3 would be minimal, the secondary window offers little in terms of outlook and therefore it is considered that any permission should include a condition

requiring the window to be obscurely glazed, to ensure no loss of privacy for occupants of no. 3.

Subject to condition, the proposal would not unduly impact on the amenity of future or neighbouring occupants in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

There would be no bearing on the existing parking arrangements, therefore the development is acceptable, in accordance with policies T2 and DM1.

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:

- Proposed elevations, floor plans and sections: K238-02
- Proposed block plans: K238-05
- Location plan: K238-04

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.

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, the proposed first-floor window facing north, serving the 'bedroom' as indicated on drawings 'Proposed elevations, floor plans and sections: K238-02', on the development hereby approved 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 window 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

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	07/08/2025	Signed: Hamish Rigg
Authorisation	11/08/2025	Signed: TH

Report Author Hamish Rigg