

Application Number:	25/00278/HOUS
Location:	9 Knowl View, Littleborough, OL15 0BU
Proposal:	Single-storey front and rear extension following demolition of existing single-storey rear extension
Applicant:	Mr & Mrs M Fish
Case Officer:	Sam Yuen
DETERMINATION DATE 14.05.2025	EXT OF TIME 13.06.2025
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. 9 Knowl View, a two-storey semi-detached dwelling located in the residential cul-de-sac in Smithy Bridge. The dwelling is adjoined by no. 11 Knowl View to the south-west, adjacent to no. 7 Knowl View to the north-east and faces the highway to the north-west. The rear curtilage boundary backs onto Milnrow Road to the south-east.

Description of Proposal

Planning permission is sought for a single-storey front extension which projects 1.24m from the front elevation of the dwelling. It is characterised by a lean-to roof form and has a ridge height of 3.62m and a height to eaves of 2.75m.

A single-storey rear extension is also proposed to project 3m from the rear elevation of the dwelling, following the demolition of the existing rear projection. It is also characterised by a lean-to roof form and has a ridge height of 3.7m and a height to eaves of 2.74m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

77/D05066 - Extension To Dwelling To Form Porch & Store - Grant

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments 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:

Policy 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

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 proposal seeks to construct a single-storey front extension to the dwelling. Whilst it is noted the dwellings along Knowl View maintains a strong and mostly unbroken building line, front projections are present in numerous properties, most notably nos. 8 and 17. Given this context, it is considered the proposed front extension would not appear overly obtrusive or incongruous against the street scene and would be acceptable in principle.
- ☐ The proposed front extension is of a single-storey form which would be subservient to the host dwelling. The use of a lean-to roof form would also appear in keeping and raises no concerns.
- ☐ No concerns are had with the design of the single-storey rear extension, where the built form and lean-to roof form would constitute a subservient and sympathetic addition to the host dwelling.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.

- ☐ Taking into account of Section 5.6 of the SPD, the proposed rear extension would not adversely harm the amenity of neighbouring properties.
- ☐ The maximum standards of Section 5.6 has also been applied to the proposed front extension, where no amenity harm has been identified in relation to the adjacent properties.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed front extension would encroach onto the front hardstanding and whilst the proposed site plan indicates parking space for two vehicles, one vehicle would need to park at a sharp angle and is thus unlikely to serve as a viable parking space. As such, it is likely one of the vehicles would rely on on-street parking.
- ☐ Notwithstanding, Paragraph 116 of the NPPF states *“development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.”* The property is located in a quiet and low-trafficked cul-de-sac and as such, the addition of one vehicle to the highway is not considered to amount to unacceptable harm to highway safety.
- ☐ It is also noted that many properties within the estate comprises a single off-street parking space as part of its original layout and therefore the proposal would not differ from this established layout.
- ☐ The proposed parking arrangements are therefore acceptable on balance in accordance with Policies T2 and DM1 of the adopted CS 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 permission relates to the following plans:

- ☐ Location Plan – received 19/03/2025
- ☐ Existing and Proposed Site Plan – drawing no. 20 received 19/03/2025

- ☐ Existing Floor Plans and Elevations – drawing no. 04 received 19/03/2025
- ☐ Proposed Floor Plans – drawing no. 01 received 19/03/2025
- ☐ Proposed Front and Rear Elevation – drawing no. 02 received 19/03/2025
- ☐ Proposed Side Elevations – drawing no. 03 received 19/03/2025

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 adopted Rochdale Core Strategy, the adopted 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, 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	30/05/2025	Signed: SY
Authorisation	11/06/2025	Signed: TH

Report Author Sam Yuen