

APPLICATION NUMBER: 25/00242/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO. CASE OFFICER

25/00242/HOUS

Aimee Bovaird

DETERMINATION DATE 21.05.2025 EXT OF TIME 11.06.2025

Address: 3 Mossbank Grove Heywood OL10 4UA

Proposal: Single-storey rear extension including extension of decking area with steps, alteration to fenestration and partial demolition of existing single-storey rear extension

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 GRANT subject to conditions

SITE

The site is located at 3 Mossbank Grove, this is a two storey semi-detached property with off street parking and a rear garden. The dwelling is in the corner of the cul de sac and located within the Defined Urban Area

The dwelling has existing decking to the rear of the property.

PROPOSAL

The application proposes a single-storey rear extension including extension of decking area with steps, alteration to fenestration and partial demolition of existing single-storey rear extension.

The proposed development will create more living space and additional decking.

RELEVANT PLANNING POLICY**National**

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

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

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

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The existing kitchen projects from the rear elevation and is approx. half the width of the house, the proposed single storey rear extension will extend 4.3m to meet the projection of the kitchen. The proposed roof will be flat with a roof light.

The proposed decking will extend 2m from the rear elevation and cover the width of the house. This is considered acceptable as it is a reduction in the projection of the decking.

The rear extension and decking is of an appropriate design and scale that it will not have an impact on the visual amenity of the street scene.

The proposed materials will match the existing and are considered acceptable.

In view of the above assessment, 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.

Impact on surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The SPD sets out guidelines for single storey rear extensions in paragraph 5.5, the proposal will comply with the SPD. On the boundary with no.1 Mossbank Grove the existing kitchen will not be extending and no windows are proposed on the side elevation. This will not have a negative impact on the neighbours.

There is existing decking at the rear of the property, this extends from the existing kitchen approx. 4m, the proposed development seeks to reduce this by approx.. 2m and extend it across the length of the rear elevation. It is noted the existing decking is raised and when standing on the decking there may be limited views into the neighboring garden. The proposed decking will not exacerbate this and is considered acceptable.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. 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 not have an impact on the existing parking and is considered acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

GRANT subject to 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
- Existing and Proposed Floor Plans, Site Plans and Elevations

and the development shall be carried out in complete 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

Procedure 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.

Report Author Aimee Bovaird