

APPLICATION NUMBER: 25/00029/HOUS

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Location:	5 Redfearn Wood, Rochdale, OL12 7GA
Proposal:	Proposed double storey side extension
Applicant:	Kiran Rashid And Shumaz Mir
Case Officer:	Sam Yuen
DETERMINATION DATE 27.03.2025	EXT OF TIME
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. 5 Redfearn Wood, a two-storey detached dwelling located in a new-build housing development in Norden. The dwelling is adjacent to no. 3 Redfearn Wood to the east, adjacent to no. 7 Redfearn Wood to west and faces the highway and no. 2 Fernlea Close to the south. The rear curtilage boundary backs onto a line of mature trees to the north.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 2.88m from the side elevation of the dwelling, above the existing attached garage. It is characterised by a cross-hipped roof form which projects from the host gable-fronted roof with matching ridge and eaves height.

The existing garage would be converted into living room space with alterations to the front fenestration.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The application site is in a quiet residential cul-de-sac access from Edenfield Road. The scale of the extension to this property will not impact the highway. There are no new road safety concerns as a result of this proposal.

Highways have no objections to the proposal.

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
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

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

Amendments

Following design concerns from the Planning Officer, amendments were made to replace the front gable of the side extension with a hipped roof. In addition, brick soldier course detailing was added to the front elevation window to match the existing fenestration.

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby 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 proposed two-storey side extension comprises a hipped roof which projects from the host dwelling front gable roof. Whilst the extension is not set down from the host dwelling, it would not appear to dominate the prevailing gable-fronted form and would thus maintain subservience to the dwelling. The design is also consistent with similar approved extensions for this house type elsewhere in the estate which would be acceptable.
- ☐ No concerns are had with any potential harm arising from the 'terracing effect', given the variety in house types and the staggered layout of the building line.
- ☐ 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 CS, the SPD, Policy JP-P1 of the 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.”*
- ☐ The proposed side extension would be sited in excess of 23m and 35m from the directly-facing curtilage boundary of no. 2 Fernlea Close and the side elevation of no. 4 Fernlea Close respectively. With reference to Section 4.1 of the SPD, the proposal would not result in significance amenity impacts to the neighbouring occupiers.
- ☐ 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 Policies 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the front driveway.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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 16/01/2025
- ☐ Existing Site Plan, Floor Plans and Elevations – Drawing no. 2247/1 received 16/01/2025
- ☐ Proposed Floor Plans – Drawing no. 2247/2 received 16/01/2025
- ☐ Proposed Site Plan and Elevations – Drawing no. 2247/3 received 18/02/2025

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	19/03/2025	Signed: SY
Authorisation	25/03/2025	Signed: RK

INFORMATIVES:

The application site is located close to areas of woodland and bodies of water. The applicant is reminded that under the Wildlife and Countryside Act 1981 (as amended) it is an offence to capture, injure or kill a bat, deliberately disturb a bat, or damage or destroy a bat roost. Planning consent does not provide a defence against prosecution under this act. If a bat roost is suspected, work should cease immediately and a suitable experienced ecologist employed to assess how best to safeguard the roost(s).

Report Author Sam Yuen