

<b>Application Number:</b>	25/00239/HOUS
<b>Location:</b>	5 Sycamore Close Littleborough OL15 8RN
<b>Proposal:</b>	Part two storey and part first floor side extension, single storey front extension and formation of pitched roof above existing garage to the front
<b>Applicant:</b>	Mr Glen Quinn
<b>Case Officer:</b>	Majid Mir
<b>DETERMINATION DATE</b> 11.06.2025	<b>EXT OF TIME</b>
<b>RECOMMENDATION:</b>	<b>Grant subject to conditions</b>

<b>DELEGATION</b>	<b>Applicant a Council Member or officer?</b>	<b>N</b>
	<b>Contrary to previous decision?</b>	<b>N</b>
	<b>Called in or Planning Panel objection?</b>	<b>N</b>

<b>COMMENTS</b>	<b>Planning Panel comments received?</b>	<b>N</b>
	<b>Neighbour comments received?</b>	<b>N</b>

<b>CONDITIONS</b>	<b>Pre-commencement conditions proposed?</b>	<b>N</b>
	<b>Pre-commencement conditions agreed (or notification period expired)?</b>	<b>N/A</b>

### **Location**

The application relates to No. 5 Sycamore Close, a two storey detached dwelling located within the Defined Urban Area. Sycamore Close is a residential cul-de-sac and is set on an incline. Sycamore Close drops down as you continue travelling along the highway.

The application property and those on the same side are a mixture of detached and semi-detached two storey dwellings. The properties on the opposite side of Sycamore Close are a mixture of bungalows and two storey dwellings.

No. 3 is adjoined the application property to west and no. 7 adjoins the application property to the east. Both are two storey detached residential properties and have had similar extensions as proposed by this application. To the rear, no. 5 adjoins to the rear of no. 4 and no. 6 Lime Grove. The properties on Lime Grove are all residential properties.

### **Description of Proposal**

The application proposes to build a part two storey part first floor side extension above and to the rear of the existing garage. The application also proposes to

construct a single storey front extension which would consist of enclosing the area below the canopy and constructing a hipped roof that will wrap around the front and side. The proposed roof would sit above the porch and existing garage.

The proposed extensions would be constructed using materials that match the existing property (red brick, concrete tiles, and UPVC windows and doors).

### **Relevant History**

Not applicable.

### **Township/Member comments**

Not applicable.

### **Consultee responses**

Not applicable.

### **Representations**

Letters of notification were sent to neighbouring properties. No responses have been received.

### **Policy**

#### **National**

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

#### **Regional**

Places for Everyone (PfE) Joint Development Plan

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 19<sup>th</sup> 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**

The ridge height of the part two storey part first floor side extension has been reduced slightly and has been set back an additional 1m from the main front elevation. The proposed extension is now set back 2m from the main front elevation.

### **Assessment**

#### **Design: DM1 and P3**

- ☐ The ridge of the proposed part two storey part first floor side extension is set down from the main ridge line of the existing property. Additionally, the first floor element of the extension is set back from the main front elevation of the existing property by 2m. This results in a subservient appearance which is considered acceptable. Additionally, with the proposed first floor extension being set back by 2m, it is in accordance with paragraph 5.12 of the SPD. Therefore, it is considered that there is no issue in regards to terracing effect occurring.
- ☐ The proposed single storey front extension as well as the hipped roof addition, would be appropriately designed and have a satisfactory appearance. The proposal would create a front porch similar that found on numerous properties on Sycamore Close and as such is considered to be acceptable in this location.
- ☐ The proposed windows and materials to match the existing and would provide a satisfactory appearance
- ☐ Overall the design of the proposal would match that of the two adjoining properties as well as other properties on Sycamore Close. As such, it is considered that the design is acceptable for this location and would have an acceptable impact on the amenity of the street scene.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PfE and the NPPF.

#### **Amenity: DM1 and SPD**

- ☐ On the first floor of the proposed side extension there would be a bedroom to the front and a bathroom to the rear. On the ground floor, there would be an enlarged kitchen and utility room. The proposal complies with guidelines and standards as outlined within the Council's Residential Development SPD.
- ☐ The addition of the proposed extensions would not unduly impact on the amenity of any of the other neighbouring properties.
- ☐ All habitable rooms will have access to an appropriate level of light and outlook. Additionally, ample amount of outdoor amenity space would be retained. Furthermore, access from the rear garden to the front as well as the garage would be retained, and therefore bins can be stored out of view from the front.

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD, the PFE and the NPPF.

#### **Highways and Parking: DM1 and T2, Appendix 5**

- ☐ The property would retain the existing off-street parking available to it. The proposed parking arrangements are therefore 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. The development shall be carried out in accordance with the following drawings and documents hereby approved:
- Location plan. Drawing number: 01
  - Existing site plan. Drawing number: 02
  - Existing plans. Drawing number: 03
  - Existing elevations. Drawing number: 04
  - Proposed site plan. Drawing number: 05 a. Received by email on 27/05/2025
  - Proposed ground floor plan. Drawing number: 06 a. Received by email on 21/05/2025
  - Proposed first floor plan & Proposed roof plan. Drawing number: 07 b. Received by email on 21/05/2025
  - Proposed elevations. Drawing number: 08 a. Received by email on 21/05/2025

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 saved Rochdale Unitary Development Plan, 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 the interests of ensuring a satisfactory visual appearance to the development and 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.

	<b>Date</b>	<b>Officer</b>
<b>Report Completed</b>	02/06/2025	Signed: MM
<b>Authorisation</b>	09/06/2025	Signed: TH

Report Author Majid Mir