

APPLICATION NUMBER: 25/00374/HOUS

Application Number:	25/00374/HOUS
Location:	30 Foxholes Road Rochdale OL12 0ED
Proposal:	Proposed replacement of roof covering and brickwork over cladding to front, side and rear elevations
Applicant:	Mr Mohammed Sadiq
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?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 30 Foxholes Road; a semi-detached bungalow on the outskirts of Rochdale town. The site is positioned at the head of Foxholes Close, a cul-de-sac of bungalows with a uniform appearance. Many of the bungalows have replaced the original corrugated cladding with brickwork.

The wider area is predominantly residential and interspersed with recreational green space. The site sits approximately 150m west of the Grade II listed All Saints Church and 100m east of All Saints C of E primary school and St Patrick's RC primary school.

Description of Proposal

Permission is sought to remove the existing corrugated cladding on the elevations and roof, and to replace it with red brickwork across all elevations and Britmet coated metal tile effect roof panels. Permission is also sought to remove the existing chimney

Relevant History

None

Township/Member comments

None

Consultee responses

None

Representations

Letters of notification were sent to surrounding properties 29/04/2025; not 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

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

Amendments

None Applicable

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 works would be a welcome improvement to the existing materials, offering a higher-quality finish and appearance. In addition, the proposed materials would correspond with recent installations of near-identical brickwork and roof tiles to other bungalows on Foxholes Close. 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.

There are no concerns regarding the impact of the development on the amenity of future or neighbouring occupants, in accordance with policies DM1, the SPD 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. This permission relates to the following plans:

- Proposed Building – Rev A
- 00 Site Location

- 00 (1) Existing Site Location (A3)

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.

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	30/06/2025	Signed: Hamish Rigg
Authorisation	04/07/2025	Signed: Ryan Killeen

Report Author Hamish Rigg