

Application Number:	25/00319/HOUS
Location:	45 Norford Way Rochdale OL11 5QS
Proposal:	Single storey rear extension with juliet balcony above, alterations to porch including external render to porch and garage on front elevation
Applicant:	Mr DAVID CRABTREE
Case Officer:	Rosalind Gralton
DETERMINATION DATE 21.05.2025	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?	NA

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	NA

Location

The site relates to a detached dwellinghouse with a rectangular floorplate. The property benefits from a large rear garden and a large front driveway set 12m from the highway.

The site is located within the Defined Urban Area, and a public right of way (RocEFp36) is located along the rear boundary of the site.

The site is not located within the setting or a listed building or conservation area and would not affect the setting of a heritage asset.

Description of Proposal

The application seeks permission for a 10.635m (Width) x 5m (Depth) x 3.35m (Height) flat roof single storey rear extension, together with additional alterations to the property, including replacement windows and doors and a Juliet balcony proposed at first floor and render to the single storey garage and porch on the front elevation.

Relevant History

81/D12400 - Detached House With Internal Double Garage – Grant subject to conditions 1981-07-09

Township/Member comments

N/A

Consultee responses

N/A

Representations

The application was publicized by way of neighbour notification. No responses 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:

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: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal is a single storey rear extension with a flat roof design, with a parapet height of 3.35m. The rear extension would have bifolding doors and full height windows which is considered acceptable. At first floor on the rear elevation, the existing Bedroom 1 window is to be replaced and replaced with new glazed doors and Juliet balcony. The proposed rear extension would be erected in matching brickwork to that of the main dwelling, which is considered acceptable.

An existing window on the front elevation is to be removed and a new door and window on the side elevation porch, which retains the main entrance to the property. The front single storey garage would be rendered in RAL 9003 (Signal White) which is considered acceptable when in context of the streetscene.

Given the above, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The proposed 5m rear extension would have an eaves height of 3.35m sited a minimum of 3m away from the side boundaries of the neighbouring detached properties which would not be considered overbearing or to have an overshadowing impact on the adjacent neighbouring properties at no 47 or 43, and would be compliant with guidance included within the SPD.

Given the proximity of the Juliet balcony to the flat roof, a condition is secured to ensure the flat roof of the extension is not used as a balcony. Subject to this it is not considered the introduction of the Juliet balcony in this location would have any unacceptable privacy or overlooking impact.

The alterations to the fenestration, including additional side windows above 1.7m from ground level, would not result in any privacy or overlooking issues, and would not have any impact over and above that of the existing property.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal would not affect the existing parking arrangements on the site and would not add any additional bedrooms to the property. The proposal is therefore 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 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:

- ☐ Location Plan – received 26/03/2025
- ☐ SLW/DC/NW/02PA – Dated 24/03/2025 – received by the Council 26/03/2025
- ☐ Application Form

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 as denoted on the approved plans reference 'SLW/DC/NW/02PA', and the application form.

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.

4. The flat roof of the single storey rear extension hereby approved and shown on plan reference: SLW/DC/NW/02PA, shall not at any time be used as a balcony area.

Reason: In the interest of amenity and in compliance with policy DM1 of 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	12/05/2025	Signed: RGR
Authorisation	21/05/2025	Signed: TH

Report Author Rosalind Gralton