

APPLICATION NUMBER: 25/00694/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00694/HOUS

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 10.09.2025 **EXT OF TIME**

Address: 34 Avon Road Heywood Rochdale OL10 4RW

Proposal: Two storey side extension, single storey front porch extension with pitched roof following demolition of existing conservatory and creation of new vehicle hardstanding to the front elevation

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?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	REFUSE
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CHECKED AND SIGNED OFF BY: RK

DATE: 30/09/2025

SITE

The site is located at 34 Avon Road, this is a two storey semi detached dwelling within a residential area. The dwelling is finished in dark brick and concrete tiles to the roof and UPVC windows.

The dwelling is on a corner plot with the front and west boundary fronting Avon Road. The south-east side boundary is shared with the adjoining no. 32 Avon Road and the rear boundary is shared with no. 23a Norfolk Avenue.

The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for a two storey side extension, single storey front porch extension with pitched roof following demolition of existing conservatory and creation of new vehicle hardstanding to the front elevation. The existing conservatory was previously refused under planning application 18/00661/HOUS. There is an existing permission for a single storey side extension under 22/01433/HOUS.

The proposed development will provide additional living space on the ground floor and an additional bedroom and ensuite on the first floor.

RELEVANT PLANNING POLICY

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

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

22/01433/HOUS - Erection of a single storey side extension following demolition of an existing conservatory – Approved. Permission not implemented, expires 04/01/026

18/00661/HOUS - Retrospective application for erection of conservatory to side elevation – Refused.

CONSULTATION RESPONSES

Highways And Engineering

Object to the proposal on Road Safety Grounds

Lead Local Flood Authority/Drainage

No comments received to date

REPRESENTATIONS

Letters or representation have been sent out to surrounding properties. One comment has been received raising concerns over the proposed development blocking sunlight.

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 SPD sets out guidance for side extensions, *'The first floor of the extension is set back a minimum of 2 metres from the front main wall of the house; OR (ii) The ground and first floor of the extension are both set back a minimum of 1 metre from the front main wall of the house'*. The proposed development is set back 0.4m from the front elevation, this does not comply with the SPD. Notwithstanding, the guidance seeks to prevent harmful terracing effect which would not apply in this instance, and the extension would be clearly defined by the setting back of the front elevation and the change in roof form.

The proposed development will extend 4m from the side elevation, this is almost the width of the host dwelling and is considered a disproportionate addition and not acceptable. The proposed development is considered large in scale and is located on a corner plot. This will have a negative impact on the street scene as it will appear dominant when travelling in both directions along Avon Road. The SPD sets out that

house extensions '*should be designed to be in keeping with the host property and generally should be subservient to it.*' The proposed development does not meet the SPD in this regard as it is not subservient to the host dwelling and would encroach upon the public highway, comprising an overbearing and unduly dominant addition. Furthermore, the hipped roof form, whilst reducing the massing of the extension, would appear discordant with the host dwelling, and only serve to highlight the incongruity of the extension as a whole.

The application form states the proposed walls will be finished in brick and white render, the proposed plans indicate the predominant usage of this to the principal elevation of the building. Having regard to this there is no render on the host dwelling or within the existing street scene. The proposed materials do not achieve a high standard of design and will have a negative impact on the street scene.

The proposed front porch is considered to fit in with the host dwelling and is similar to no.32 Avon Street, however as mentioned above the use of render is not considered acceptable.

In view of the above assessment, the design of the proposal is unacceptable and does not accord 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 space standards in paragraph 4.1, due to the dwelling being located on a corner plot and its orientation, it will comply with the SPD and not have a negative impact on neighbour amenity.

The development proposes to remove the majority of the grass at the front of the property and replace it with hard standing, this will leave a limited amenity space for existing and future occupiers. The dwelling is on a large plot and has some rear amenity space, on balance this is considered acceptable for existing and future occupiers.

The proposed side extension will not block light from neighbouring dwellings, this is due to the dwelling being on a corner.

The proposed development will provide sufficient light and outlook for existing and future occupiers and is 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.

As part of the application process the Council's Highway Officer has been consulted and have raised an objection. The officer has raised concerns with visibility at the new access point to the site. The visibility is insufficient and presents a risk to other network users. It is however acknowledged that the proposals do not diverge from the existing arrangement such that it would present a materially greater risk to pedestrians, especially given that the presence of the hedge cannot be controlled via planning.

RECOMMENDATION

REFUSE for the following reasons:

1. By reason of its scale, siting and proximity to the public highway, form and materiality the proposed side extension would comprise an unduly dominant and incongruous addition to both the host dwelling and street scene. The proposed development therefore fails to be suitably well-designed and is therefore contrary to Policy DM1 of the Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the requirements of the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

For avoidance of doubt the decision relates to the following plans

- Location Plan
- Existing and Proposed Roof and Block Plans 003 Rev A
- Proposed Floor Plans and Elevations 002

