

APPLICATION NUMBER: 25/00775/HOUS

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Location:	24 Moorgate Avenue, Rochdale, OL11 5JY
Proposal:	Single storey side extension and alteration to fenestration following demolition of existing side garage and rear external store
Applicant:	Mr Dale Rostron
Case Officer:	Sam Yuen
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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

Policy JP-P2 Heritage

Local**Saved Rochdale Unitary Development Plan (UDP) 2006:**

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P2	Protecting and Enhancing Character, Landscape and Heritage
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 applicant has accepted amendments to include projecting brickwork detailing to the proposed windows.

Summary of comments from neighbours, consultees and Planning Panel

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Conservation and Design

The Conservation Officer would offer no overall objection in historic environment conservation terms to the proposed development. It's appreciated that the Moorgate Avenue Conservation Area Appraisal remains historically unpublished, but it is noted the ethos behind it was to ensure the ongoing preservation and enhancement of the attractive street scene in this particular area. The arched brickwork detailing above the proposed side door is noted, which is a positive, although it would be preferable if some additional consideration could be given to the design quality of the front elevation of the proposed side extension. The property as exists includes some attractive projecting brickwork detailing and it would be pleasing to see this carried over into the proposed extension.

Assessment

Design and Visual Amenity: 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 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.

Heritage

Regard has been had to Section 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990, Policy P2 of the adopted Core Strategy and the NPPF in respect of the impact of the proposal on the Moorgate Avenue Conservation Area. The proposed single-storey side extension is an unobtrusive addition to the dwelling and would be constructed in an architectural style and material palette matching the host dwelling. The loss of the existing detached garage and side and rear elevation windows is not considered to result in less than substantial harm to the overall character of the street scene. As such, the proposal is considered to have a neutral impact on the significance of the Conservation Area. The Council's Conservation Officer has also raised no objection to the proposed plans.

The proposal is therefore acceptable in heritage terms and accords with Policy P2 of the adopted Core Strategy, Policy JP-P2 of the adopted PfE 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 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 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 – Drawing no. A200 Rev. 001 received 31/07/2025
 - Existing Site Plan – Drawing no. A100 Rev. 001 received 31/07/2025
 - Proposed Site Plan – Drawing no. A101 Rev. 001 received 31/07/2025
 - Existing and Proposed Ground Floor Plan and Elevations – Drawing no. A01 Rev. 004 received 22/09/2025

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, the 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	22/09/2025	Signed: SY
Authorisation	25/09/25	Signed:AC

Report Author Sam Yuen