

APPLICATION NUMBER: 25/00054/HOUS

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Location:	12 Dixon Fold, Rochdale, OL11 5PP
Proposal:	Part two, part single-storey rear, two storey side extension, loft conversion with alterations to fenestration and sliding gate & fence to front boundary with parking area
Applicant:	Mr David Hill
Case Officer:	Bob Melling
DETERMINATION DATE 26.03.2025	EXT OF TIME N/A
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. 12 Dixon Fold, a two storey, detached property located in Bamford. It is adjacent to no. 10 Dixon Fold to the east and no. 16 Dixon Fold to the west. The application property does not directly face any residential properties and the rear boundary of the curtilage borders a cluster of residential garages.

Description of Proposal

Permission is sought for a two storey side extension, a part two storey, part single storey rear extension and a front boundary treatment. The side extension would be set back approximately 0.7m at first floor level with a canopy roof extending over the proposed garage door. The rear extension would have a depth of 3m at first floor level and 4.3m at ground floor level with a corner cut out. The side extension would be constructed in matching stonework and the rear extension would be finished in cream render and timber cladding. The proposals also include a 0.9m rendered front boundary wall including 0.6m fence panels, rendered piers and a 1.5m sliding timber panel gate.

Relevant History

23/01290/HOUS Single storey rear extension, Two storey side extension, loft conversion with alterations to fenestration and sliding gate & fence to front boundary with parking area.
Granted STC (February 2024)

17/01299/FUL Demolition of existing dwelling and erection of two detached dwelling houses – Resubmission of 17/00521/FUL
Granted STC (February 2018)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no comments were received.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
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

N/A

Assessment

Design: DM1 and P3

Paragraph 135 of the NPPF requires new development to be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' in addition to ensuring that development is 'sympathetic to local character.'

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identity that: 'Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.'

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be 'of high quality design and take the opportunity to enhance the quality of the area' and to 'enhance the borough's identity and sense of place, 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.'

In addition, Section 5.1 of the SPD states development proposals should be 'in keeping with the host property and generally should be subservient to it.'

It should be noted that the side extension and front boundary treatment are as approved under planning application ref: 23/01290/HOUS. Therefore, no further assessment is required as to the acceptability of these aspects.

The rear extension is considered to be an appropriate scale and design. The use of cream render and timber cladding would complement the existing stonework and the replication of the existing window detailing, including the use of stone heads and cills, is considered to promote a good standard of design.

The proposal is therefore acceptable in terms of design and accords with policies DM1 and P3 of the Core Strategy, policy JP-P1 of PfE, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under Policy DM1 of the Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

Sections 5.6 and 5.9 of the SPD outline projection limits for single storey and two storey rear extensions. These limits are intended to protect the residential amenity of neighbouring occupiers. The proposed rear extension has been designed in accordance with the projection limits, therefore no concerns are had regarding a harmful loss of amenity for nos. 10 and 16 Dixon Fold.

Section 4.1 of the SPD sets out minimum separation distances that all new developments should comply with. While the proposed first floor windows to the rear would fall approximately 1m short of the 10.5m requirement, it is noted that the nearest residential property to the rear measures some 70m away.

It is noted that four new windows are proposed within the side elevation facing no. 10 Dixon Fold. These include two single windows at ground floor level to serve the dining room, one single window at first floor level to serve the en-suite and one single window at second floor level to serve the bedroom. While these windows would directly face the side elevation of no. 10 Dixon Fold at close range, it is noted that the facing side elevation of no. 10 Dixon Fold includes only an en-suite window. Therefore, it is not considered that the additional fenestration within the existing side elevation of the application property would result in an undue loss of privacy for the occupiers of no. 10 Dixon Fold.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers of the application property.

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

Highways and Parking: DM1 and T2, Appendix 5

The proposed garage has not been taken into account when calculating off-street parking provision given it would not meet the Council's minimum dimensions for car parking spaces. Notwithstanding, the proposed driveway can accommodate two spaces in accordance with policies T2 and DM1 of the Core Strategy.

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:

- Site Location Plan
- Existing Floor Plans. Dwg no. 22.3026.1A
- Existing Elevations. Dwg no. 22.3026.2A
- Existing & Proposed Site Plans. Dwg no. 22.3026.SC8.3B
- Existing & Proposed Block Plans. Dwg no. 23.3026.4C
- Scheme 7 Proposed Floor Plans. Dwg no. 22.3026.SC7.1C
- Scheme 7 Proposed Elevations. Dwg no. 22.3026.SC7.2C

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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.

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	28/02/2025	Signed: BM
Authorisation	12/03/2025	Signed: RK

Report Author Bob Melling