

APPLICATION NUMBER: 25/00543/HOUS

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Location:	204 Middleton Road Heywood Rochdale OL10 2LH
Proposal:	Single storey rear extension including roof lights and other alteration to fenestration following demolition of existing conservatory
Applicant:	Mr & Mrs Rumney
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. 204 Middleton Road; a two-storey detached house on the outskirts of Heywood, Rochdale. Middleton Road is a key network between Heywood, the M62 motorway and Middleton. The surrounding area is predominantly residential but opens out into fields to the east, south and west. The immediate area is typically suburban, comprising medium density house and soft landscaping.

No. 204 faces east, overlooking a driveway and the adopted public highway. It is flanked by no. 202 to the north and no. 206 to the south. The rear boundary of the curtilage faces west, bordering open fields.

Description of Proposal

Permission is sought for a single-storey rear extension, comprising a pitched roof, three roof lights and a set of bi-folding doors, together with the installation of a ground floor window to the north elevation. The rear extension would project 1.8m from the host dwelling, measuring 5.5m (width) X 2.5m (eaves height) X 3.6m. The existing conservatory would be demolished.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring properties 11/06/2025; no 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.

Are the following acceptable?

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

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.

Residential amenity:

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.

Are the following acceptable?

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

The proposal is therefore acceptable in terms of residential amenity in accordance with policies DM1, the SPD and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

Are the following acceptable?

Impact on highway safety	Yes
Parking provision	Yes

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: 11653-01
- Floor plans and elevations as proposed: 11653-02

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.

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 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.

Informative

The applicant has been made aware that a separate planning application is required to regularise unauthorised works on this site, including the erection of a hipped roof above the former garage and the installation of hard surfacing to the driveway. Until these works have been regularised, they remain in breach of planning legislation.

	Date	Officer
Report Completed	09/07/2025	Signed: Hamish Rigg
Authorisation	23/07/2025	Signed: Ryan Killeen

Report Author Hamish Rigg