

Application Number:	25/00401/HOUS
Location:	20 Talbot Street, Rochdale, OL11 3SY
Proposal:	First floor rear extension
Applicant:	Mrs Sadia Malik
Case Officer:	Bob Melling
DETERMINATION DATE 23.06.2025	EXT OF TIME N/A
RECOMMENDATION:	Refuse

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?	Y

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

Location

The application relates to no. 20 Talbot Street, a mid-terrace property located in the Milkstone and Deeplish area of Rochdale. The property adjoins no. 22 Talbot Street to the south and no. 18 to the north. To the rear there a row of terraced bungalows (nos. 35 to 43 Mere Street) although the rear elevation of the application property does not directly face the rear elevation of no. 35 Mere Street. There is also a gated alleyway separating the two groups of properties. The application property benefits from an existing single storey rear extension pursuant to application ref: 14/01431/HH42.

Description of Proposal

Permission is sought for a first floor rear extension with a depth of 2.4m and a mono-pitched roof. Materials for construction would match those used in the exterior of the existing property.

Relevant History

14/01431/HH42 Prior notification for a single storey rear extension measuring 4.85m from the rear of original dwelling (with a maximum height of 3.7m and height to the eaves is 2.6m)
Prior Approval Not Required (January 2015)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and 1 objection was received. The letter raised concerns about loss of light. This matter is addressed in the 'Amenity' section of the report.

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 Development

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

- ☐ 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.'*
- ☐ The application property sits amid a traditional row of redbrick terraced houses which have been variously extended to the rear. Although the rear elevation of the application property is visible from both Mere Lane and Mere Street, views towards the property are not expansive and are heavily obscured by other buildings.
- ☐ The proposed first floor extension would have a modest scale and would sit above part of the existing rear extension. It would have a shallow, mono-pitched roof that would tie into the existing roof with a slightly reduced eaves height. The materials for construction would match those used in the exterior of the existing property.
- ☐ Overall, the extension is considered to be a compatible addition to the host property that would not unduly harm the character of the area.
- ☐ 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.

Amenity: DM1 and JP-P1

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.'*
- ☐ Policy JP-P1 of Places for Everyone also requires new development to offer a high level of amenity and address microclimate issues such as sunlight and shade (inter alia).
- ☐ Paragraph 135(f) of the NPPF advises that planning decisions should *'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'*
- ☐ The proposed first floor bedroom window would measure approximately 9.7m to the rear boundary of the curtilage, which would be short of the 10.5m minimum separation distance outlined in Section 4.1 of the 'Guidelines & Standards for Residential Development SPD'. However, when considering the rear alleyway, the window would measure approximately 11.4m to the rear boundary of no. 35 Mere Street. On this basis, it is not considered that the proposed bedroom window would unduly harm the levels of privacy currently enjoyed by the neighbours at no. 35.
- ☐ The proposed extension would have a depth of 2.4m, in accordance with the SPD projection limit for first floor and two storey rear extensions. However, Section 5.3 of the SPD explains that *'there may be some cases where a*

proposed extension complies with the standards set out below but the circumstances of the property and its relationship with other properties ... are such that there will still be an unacceptable impact.'

- ☐ It is important to note that the original rear elevation of no. 18 Talbot Street contains two single windows which are set against the boundary with the application property. By looking at a historic planning application for no 18 Talbot Street (ref: 91/D27127) and through observations during a site visit, it has been determined that the ground floor window is a secondary window to a dual aspect sitting/dining room, while the first floor window is the sole window to a bedroom. Although the ground floor window is the smaller of the two windows to this room, it should be noted that this room spans the width of the house and the side elevation window faces directly north. Therefore, the smaller window (west-facing) makes an important contribution to the provision of natural light within this room, particularly during the afternoon and evening hours.
- ☐ Overall, it is considered that the proposed extension would contribute to an unacceptable 'tunnelling effect', whereby the aforementioned windows would be enclosed by the existing two storey rear extension to no. 18 and the proposed first floor extension to the application property. The proposed extension would be located to the south of the existing windows and would result in substantial harm to the living conditions of the neighbours at no. 18 Talbot Street by creating a narrow and dark corridor which would severely restrict the natural light received by the windows.
- ☐ On this basis, it is considered that the proposal would unduly harm the living conditions of the neighbours at no. 18 Talbot Street, contrary to policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of Places for Everyone, the SPD and paragraph 135 of the NPPF.

Recommendation: Refuse

1. By virtue of its scale and massing together with its proximity to the side boundary, the proposed extension would result in a harmful loss of light and an undue overbearing impact on two habitable room windows to the rear of no. 18 Talbot Street. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of Places for Everyone, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	23/05/2025	Signed: BM
Authorisation	20/06/2025	Signed: TH

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- Location Plan
- Existing Floor Plans, Elevations and Site Plan. Dwg no. 2272/1
- Proposed Floor Plans, Elevations and Site Plan. Dwg no. 2272/2

Report Author Bob Melling