

APPLICATION NUMBER: 25/00300/HOUS

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Location:	83 Bellshill Crescent, Rochdale, OL16 2TU
Proposal:	First floor rear extension
Applicant:	Mr Babul Miah
Case Officer:	Sam Yuen
DETERMINATION DATE 27.05.2025	EXT OF TIME 20.06.2025
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. 83 Bellshill Crescent, a two-storey end terrace dwelling located in a housing estate in Firgrove. The dwelling is located at the end of a cul-de-sac and is adjoined by no. 81 Bellshill Crescent to the west, adjacent to no. 85 Bellshill Crescent to the east, and faces the highway to the south. The rear curtilage boundary backs onto extensive Protected Open Land to the north. A public right of way runs along the eastern curtilage boundary of the property.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 3m from the rear elevation of the dwelling, above an existing 6m single-storey rear extension. The extension is topped with a hipped roof form and would be constructed from materials matching the host dwelling.

Relevant History

24/00937/HH42 - Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 4.0m and height to eaves to 2.40m) – Prior Approval Not Required

Township/Member comments

N/A

Consultee responses

N/A

Representations

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

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

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

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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.
- ☐ The proposed first-floor rear extension is set below the ridge line and would be subservient to the host dwelling. The use of a cross-hipped roof form would also appear in keeping.
- ☐ It is noted the cumulative impacts of the proposed first-floor rear extension with the existing 6m single-storey rear extension would add substantial massing to the rear elevation of the dwelling which would be visible from the rear curtilages of neighbouring properties and the adjoining public right of way. Notwithstanding, the dwelling is sited at a corner plot at the end of a cul-de-sac, where views of the extension would be screened from view from the highway. Given that the front elevation of the dwelling facing the highway is where the established character is best understood, it is considered the visual impact of the proposal to the street scene would be limited and would be acceptable on balance.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.
- ☐ Taking into account of Section 5.9 and 5.10 of the SPD, the proposed first-floor rear extension projects 3m along the common boundary from the first-

floor rear elevation of adjoining no. 81 and is not considered to result in adverse overshadowing impact to the neighbouring habitable room windows.

- ☐ The proposed first-floor window also does not directly face any properties to the rear. As such, no undue harm has been identified with regard to residential amenity.
- ☐ 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 occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the existing provision of parking spaces for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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. The permission relates to the following plans:

- ☐ Location Plan, Existing and Proposed Site Plan, Existing Floor Plans and Elevations – drawing no. 2113 received 01/04/2025
- ☐ Proposed Floor Plans and Elevations – drawing no. 2113 received 25/03/2025

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 adopted Rochdale Core Strategy, the adopted 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 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	13/06/2025	Signed: SY
Authorisation	17/06/2025	Signed: RK

Report Author Sam Yuen