

Application Number:	25/00549/HOUS
Location:	34 Waverley Road, Middleton, M24 6JG
Proposal:	Erection of a single storey rear extension including additional window on existing side elevation and conversion of garage into habitable room following demolition of existing rear extension
Applicant:	MR BEN EASTHAM
Case Officer:	Bob Melling
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, sub-regional and local policies 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)

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development
DM1 General Development Requirements

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

An amendment was sought to the internal layout in order to ensure that all habitable rooms have adequate natural light and outlook.

Summary of comments from neighbours, consultees and Planning Panel

N/A

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 CS Policies DM1 and P3, PfE Policy JP-P1, the SPD 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 proposed windows on the east-facing side elevation will be fitted with obscure glazing in order to avoid an undue loss of privacy for the occupiers of no. 32 Waverley Road. Further, two of the windows are high level. A condition is recommended to ensure that the obscure glazing is installed and retained thereafter.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, 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 CS Policy T2, CS Appendix 5 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. Dwg no. FF_032_100
- Site Plans. Dwg no. FF_032_101
- Existing and Proposed Plans. Dwg no. FF_032_102. Rev A
- Existing Elevations. Dwg no. FF_032_103
- Proposed Elevations. Dwg no. FF_032_104

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.

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of extension hereby approved the windows in the side elevations facing east shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent). The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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	22/07/2025	Signed: BM
Authorisation	25/07/2025	Signed: RK

Report Author Bob Melling