

Application Number:	25/00361/HOUS
Location:	5 Coptrod Head Close Rochdale OL12 9UG
Proposal:	Single storey rear extension following demolition of existing conservatory and single storey front extension together with the application of white render to front and rear elevations
Applicant:	NICK SIMPSON
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. 5 Coptrod Head Close; a two storey detached house in Healey, Rochdale. Coptrod Head Close is cul-de-sac comprising mock Tudor style houses, centered around a large pond. The street forms part of a wider residential estate with a typical suburban character.

No. 5 faces south, overlooking a front garden and the adopted public highway. It borders no. 7 to the east, and shares a border with no. 3 to the south-west. The rear boundary of the curtilage faces north, bordering fields designated as green belt land.

Description of Proposal

Permission is sought for a single storey rear extension, following the demolition of the existing conservatory, together with a single storey front extension and the application of render to the upper floor front elevation.

The proposed rear extension would comprise a dual pitch roof, rear bi-folding doors, floor-to-ceiling windows on the side elevations, and skylights. Proposed materials

include off-white render, anthracite grey UPVC windows and doors, and grey concrete roof tiles. The rear extension would project 5m from the host dwelling, measuring 9.3m (width) X 2.7m (eaves height) X 3.9m (maximum height).

The proposed front extension would adjoin the existing front projection, continuing the mono-pitch roof form. The front extension would include a bay window and a front door. Proposed materials include red brick, interlocking roof tiles, and anthracite grey UPVC window frames

Relevant History

None

Township/Member comments

None

Consultee responses

Note applicable

Representations

Letters of notification were sent to surrounding properties 10/04/2025; 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

Materials to front extension altered.

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.

The houses on Coptrod Head Close, Calverley Way and Woodhey Grove share corresponding features, including timber beams, timber window framework and, in some cases, a rendered first floor and brick ground floor.

Therefore, the main design considerations, regarding this application, are the proposed changes to the front of the house. The application seeks a single storey front extension, the removal of the existing timber beams, the application of off-white render, and the insertion of a single window to the front.

The proposed changes would be a noticeable departure from the mock-Tudor style of surrounding houses. Nonetheless, by retaining the contrasting brickwork and render, timber window framework, and the ground floor bay window, the proposed alterations are considered to be a modern interpretation of the existing design.

It is noted that the proposed front extension would create additional massing at the front of the house, which would markedly alter its form and appearance. However, the existing front protrusion is considered to have an irregular and bulky appearance. Therefore, the proposed front extension would help to create a more resolved and conventional front elevation.

The proposed front extension includes anthracite grey UPVC windows and front door. The applicants have confirmed that they would spray or replace the existing windows to match the proposed anthracite grey.

There are no issues relating to the design of the rear extension, especially given its position away from any public vantage points.

Overall, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

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.

Paragraph 5.5 of the SPD states that *it is important single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers*. Paragraph 5.6 therefore sets a maximum standard for single storey rear extensions. *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling*. The proposed rear extension would project approximately 2.7m from the rear elevation of no.7 Coptrod Head Close, along the common boundary, and therefore complies with the SPD. By virtue of its compliance, the proposed rear extension would have an acceptable impact on the amenity of neighbouring occupants.

Whilst the SPD does not set a maximum standard for front extensions, if the principles of paragraph 5.6 are applied, the proposed front extension would be compliant. As such, the front extension would have an acceptable impact on the amenity of neighbouring occupants.

All habitable rooms would offer an acceptable level of outlook and access to natural light.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties, and would offer an acceptable standard of amenity for future occupants, in accordance with policies DM1, the SPD 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:

- Proposed elevations and ground floor plan: 25.3559.SC3.1D
- Existing and proposed ground floor plans: 25.3559.2A
- Site location plan

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.

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	24/06/2025	Signed: Hamish Rigg
Authorisation	24/06/2025	Signed: Ryan Killeen

Report Author Hamish Rigg