

Application Number:	24/00977/HOUS
Location:	19 Dean Court Rochdale OL11 1TX
Proposal:	Single storey side extension
Applicant:	MR ZAHIR IHSAN
Case Officer:	Aimee Bovaird
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 and local policy 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 the 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) December 2024
National Planning Practice Guidance (NPPG)

Sub Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

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

Amendments

Throughout the application process amendment have been sought to reduce the width of the proposed extension and set back the proposed front elevation in response to design concerns.

Summary of comments from neighbours, consultees and Planning Panel

Letters of notification have been sent out to surrounding properties and a site notice was displayed in the vicinity. No comments have been received.

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 proposed development consists of a single storey side extension, through amends the proposed development has been set back from the front elevation and reduced in width. This reduces the impact on the street scene and is considered acceptable.

The style of roof has been amended to be more in keeping with the host dwelling and wider street scene. The proposed materials are to match the exiting dwelling and this is considered acceptable.

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: 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 development is a single storey side extension and will leave sufficient garden space for occupiers. The development will not have a negative impact on privacy for neighbours as there are no windows proposed on the side elevation. It is not considered that the height or proximity of the extension would result in harm in terms of visual intrusion or overshadowing to neighbouring dwellings.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed development will reduce the size of the existing driveway and the available amount of off street parking. However, it is noted that a side extension with a similar impact could be undertaken under permitted development and as such, refusing the proposal on this basis could not be sustained.

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

Existing and Proposed Floor Plans and Elevations Drawing 0001 dated 25/03/2025

and the development shall be carried out in complete 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 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.

	Date	Officer
Report Completed	09/04/2025	Signed: AB
Authorisation	14/04/2025	Signed: TH

Report Author Aimee Bovaird