

APPLICATION NUMBER: 25/00603/HOUS

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Location:	6 Wood Bank Road, Littleborough, OL15 0DR
Proposal:	Two-storey side extension and extension to existing driveway following drop kerb
Applicant:	Mr Stephen Pollard
Case Officer:	Sam Yuen
DETERMINATION DATE 29.08.2025	EXT OF TIME
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. 6 Wood Bank Road, a two-storey dwelling located in the suburb of Smithy Bridge. The dwelling is located on a corner plot and is adjoined by no. 8 Wood Bank Road by way of an attached single garage to the northwest; adjacent to no. 1 Bank Close to the east; adjacent to an electrical substation to the southeast; and faces the highway and nos. 11 and 13 Wood Bank Road to the southwest. The dwelling itself is sited at an elevated position to the highway and benefits from a garden space to the front of the dwelling and to the southern corner of the site. The surrounding area is characterised by a mix of two-storey dwellings, semi-detached dormer bungalows and detached bungalows.

The property was subject to numerous alterations and additions circa 2021 which do not benefit from planning permission, including a front porch extension and the installation of dark grey composite cladding to the upper floor front elevation.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 2.93m from the side elevation of the dwelling. The extension comprises a maximum depth of 6.62m and features a chamfered wall to the rear. It is characterised by a hipped roof form and is set down 0.09m from the ridge line with matching height to eaves. It would be constructed in brickwork and roof tiles to match the host dwelling.

The submitted plans also indicate the extension of the hardstanding and dropped kerb following the removal of the existing front garden space and boundary shrubbery. It would be constructed in permeable concrete block paving.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

No objections.

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

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

Amendments

Amendments were made to alter the external finish of the side extension front elevation from dark grey composite cladding to brickwork to match the host dwelling.

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 dwelling was subject to a numerous unauthorised works including the installation of dark grey composite cladding over the front elevation brickwork, and the construction of a front porch, also finished with the same cladding. It is regrettable that the alterations are unsympathetic and poor-quality additions which have resulted in some harm to the appearance of the street scene. Notwithstanding, based on available evidence, the development appears to be extant from April 2021. As over four years have passed since the completion of the development, the development is immune from enforcement action and would constitute lawful development.
- ☐ Notwithstanding the unauthorised works, any proposed development should reflect and enhance local character and thus the following assessment has been made against the relevant planning policies and guidance.
- ☐ The proposed two-storey side extension would only be marginally set down from the ridge line of the host dwelling. However, given the front gable form of the host dwelling, the extension would not appear to dominate the dwelling

and would represent an appropriate built form. The hipped roof form would also reduce the prominence of the extension and would be acceptable.

- ☐ No concerns are had regarding any potential harm arising from the 'terracing effect', given the wide variety of housing typologies on the street scene.
- ☐ The extension features a chamfered corner to the rear which constitutes an irregular design feature. It is accepted, however, that this would enable external access to the rear yard and would facilitate suitable ingress within the internal layout. Whilst views of this feature would be seen from Bank Close, it is considered the chamfered design would not be so detrimental as to inflict unacceptable harm. On balance, the proposed extension would be acceptable.
- ☐ The applicant has accepted amendments to alter the front elevation finish from composite cladding to brickwork matching the host dwelling which would be acceptable. Accordingly, a condition for matching materials has been recommended in the interest of visual amenity.
- ☐ Notwithstanding the irregular placement of the front-facing corner window, which is likely designed to open views to the adjacent garden space, the proposed fenestration is not considered to amount to visual harm so severe as to warrant refusal.
- ☐ It is regrettable the proposal would result in the loss of the front garden and hedges which are positive features of property. However, it is acknowledged this would compensate for the loss in hardstanding due to the extension. Taking into account the existing street scene, it is considered the reduction in landscaping would not be overly detrimental to the verdant character of the surrounding area.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the 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.
- ☐ The proposed side extension would be sited 20.62m from the front-facing windows of no. 11 Wood Bank Road. It is noted no. 11 is a single-storey bungalow that is sited at a markedly lower position to the host dwelling and thus may be subject to increased overlooking. Notwithstanding, the proposed extension does not project beyond the main front wall of the host dwelling and would not be dissimilar to the established spatial relationship between the two-storey dwellings and directly facing bungalows. As such, it is considered the residential amenity of no. 11 would not be adversely impacted by the proposal.
- ☐ The extension does not directly face any habitable room windows to the side and rear and thus no amenity concerns are had in this regard.
- ☐ 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 Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed driveway would accommodate sufficient space for at least two off-street parking space and is not considered to result in significant impacts to highway safety.
- ☐ Permeable driveways do not require planning permission and as such, it would not be necessary to condition details.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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 – drawing no. A200 Rev. 001 received 07/07/2025
- ☐ Existing Site Plan – drawing no. A100 Rev. 001 received 07/07/2025
- ☐ Proposed Site Plan – drawing no. A101 Rev. 001 received 07/07/2025
- ☐ Existing and Proposed Floor Plans and Elevations – drawing no. A01 Rev. 003 received 15/08/2025

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 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	26/08/2025	Signed: SY
Authorisation	28/08/2025	Signed: RK

Report Author Sam Yuen