

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00710/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 04.09.2025 **EXT OF TIME**

Address: 70 Fairway Rochdale OL11 3BZ

Proposal: Single storey front and rear extension, part single storey part two storey side extension following demolition of existing side extension, including the extension of the existing rear dormer and the raising of part of the existing drive

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH **DATE:** 17/09/2025

SITE

The application relates to 70 Fairway Rochdale, a two storey semi detached dwelling. The dwelling benefits from off street parking, front and rear amenity space.

The dwelling has existing front and rear dormers, this is a common characteristic of the dwellings on the street scene. The dwellings along Fairway have a staggered building line.

PROPOSAL

The application seeks permission a single storey front and rear extension, part single storey part two storey side extension following demolition of existing side extension, including the extension of the existing rear dormer and the raising of part of the existing drive

At ground level the proposed development will provide an office, bathroom and an extended dining/ kitchen area. At first floor level the proposed development will provide an ensuite, bathroom and a relocated third bedroom with an ensuite.

The site benefits from an existing approval under reference 23/01126/HOUS, this application is applying for the same works plus an additional single storey rear extension.

RELEVANT PLANNING 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
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

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

RELEVANT SITE HISTORY

23/01126/HOUS - Part single storey/part two storey side extension, extension of existing first floor rear dormer, single storey front extension following demolition of existing side extension together with alteration to existing front driveway and addition of bin store – Approved.

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification were sent to surrounding properties. No representations were received in response to the proposed development.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The SPD sets out in paragraph 5.11 that two storey side extensions that extend up to the main front wall of the house and close to the boundary will not normally be supported. Extensions that meet the front wall of the house may lead to houses appearing to be a terrace rather than a separate dwelling.

The proposed development is a two-storey side extension, this would extend approx. 2.4m from the side elevation and up to the main front elevation of the house. This does not comply with the SPD. However, due to the staggered line of the dwellings the development will not result in a terracing effect.

A front porch is proposed, this is to be of an acceptable design and scale which would be reflective of the front porch extension to no. 72 Fairway. Therefore, the proposed front porch would appear in-keeping with the existing pattern of development along the street scene.

The single storey rear extension will have a flat roof, this will not be seen from the highway and is considered acceptable.

The proposed bin store would be in accordance with the requirements of the SPD and would ensure that bins can be stored out of view

The SPD sets out guidance for rear dormer in paragraph 5.17, the proposed extension to the rear dormer will comply with the guidance and is considered acceptable.

The proposed alterations to the existing driveway would be relatively minor and would not result in undue harm to the character of the street scene.

The proposed finishing materials will match the existing materials and this is considered acceptable.

In view of the above assessment, 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.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The development does not propose any side windows that would overlook the neighboring dwelling and result in a loss of privacy.

The proposed single storey rear extension will extend 2.2m from the rear elevation and this complies with the SPD. The rear extension will not have an overbearing impact on neighbours.

The plans confirm 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 policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposal would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy, the provision of which would be retained in the existing front driveway.

It is recognised that the extended driveway would be surfaced in gravel to match the other half of the drive. This would differ from the existing paved surface. Gravel isn't generally encouraged as a surfacing material as it can easily be displaced onto the highway and create an untidy appearance as well as a slip hazard. However, it is also recognised that the use of a gravel surface would be allowed under permitted development, as a permeable surface.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

RECOMMENDATION

GRANT subject to 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 and Block Plan RG379/PL11
- Proposed Floor Plans and Elevations RG379/PL10

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 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. The extension hereby permitted shall not be first occupied until the bin store has been installed in accordance with the details shown on drawing numbers RG379/PL11. The bin store shall be retained as such at all times thereafter.

Reason: In the interests of visual amenity and in compliance with policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure 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.

Report Author Aimee Bovaird