

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00679/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 28.08.2025 **EXT OF TIME**

Address: 8 Dorset Close Heywood OL10 3JA

Proposal: Single-storey side extension, alteration to fenestration to side and rear following demolition to existing garage

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH **DATE:** 17/08/2025

SITE

The site is located at 8 Dorset Close, this is a semi detached dwelling. The dwelling benefits from off street parking and a front and rear amenity space. The dwelling is finished in red brick and render, this is in keeping with the street scene.

The site is within a residential area and the Defined Urban Area.

PROPOSAL

The application seeks permission for a single-storey side extension, alterations to fenestration consisting of adding a front window, side window, relocating the window and door on the rear elevation.

The ground floor consists of a kitchen, bedroom, bathroom, lounge and an attached garage. The proposed development will provide more living space and on the ground floor there will be a change in layout to provide an extended kitchen, lounge, bathroom and bedroom with an ensuite.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1	Delivering a more prosperous economy
E1	Establishing thriving town, district and local centres
SO2	Creating successful and healthy communities
SO3	Improving design, image and quality of place
P3	Improving design of new development
SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding occupiers and no comments have been received.

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 proposed development consists of a single storey extension that will project 4.5m from the side elevation. This is approximately half the width of the house and is considered acceptable. The neighbouring dwelling no.10 Dorset Close is set back therefore there is no risk of terracing.

The proposed ridge of the side extension is lower than the existing ridge, the proposed development is subservient to the host dwelling. The proposed windows follow the existing form and are 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.

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 Council's 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 proposed development will introduce an additional window on the front elevation this is not considered to have a negative impact on neighbour amenity as it will not reduce the space between windows and opposite dwellings. On the side elevation a window is proposed that will serve the utility room, this is not considered to have a negative impact on neighbour amenity.

The rear elevation proposes to add a new door and window whilst replacing the existing door with a window. This will not have a negative impact on neighbour amenity and is considered acceptable.

The proposed development will also leave a sufficient amount of garden space for existing and future occupiers.

There are no concerns regarding the impact of the development on the amenity of future or neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Highways

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 proposed development will remove the existing garage, off street parking will remain. One off street parking space will remain, taking into account the size of the dwelling this is acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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 25.3566.2
- Existing and Proposed Block Plan
- Proposed Elevations 25.3566.SC3.2
- Proposed Ground Floor Plan 25.2566.SC3.1

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.

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