

APPLICATION NUMBER: 25/00551/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
25/00551/HOUS

CASE OFFICER
Aimee Bovaird

DETERMINATION DATE 25.07.2025 **EXT OF TIME** 14/11/2025

Address: 20 Midge Hall Drive Rochdale OL11 4AX

Proposal: First floor side extension with balcony on front elevation, new dormers to front and rear, alterations to roof including rooflight on rear and side elevations

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?	Y

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

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: RK

DATE: 10/11/2025

SITE

The site is located at 20 Midge Hall Drive Rochdale. This is a two-storey detached dwelling that fronts Midge Hall drive. The property has an attached flat roof garage, benefits from off street parking, front and rear amenity space. The dwelling is finished in a mix of red brick and stonework.

The site is within the Defined Urban Area

PROPOSAL

The application proposes a first-floor side extension with balcony on front elevation, new dormers to front and rear, alterations to roof including rooflight on rear and side elevations

The existing ground floor consists of a kitchen, dining room, study, lounge and an attached garage that can be access through the utility room. The existing first floor consists of three bedrooms and a bathroom.

The proposed ground floor will consist of a family room, lounge, study, bathroom and the utility will remain providing access to the garage.

The proposed development will include a first-floor side extension over the existing garage, this will provide a bedroom with an ensuite and balcony. In total there will be four bedrooms on the first floor.

The application also proposes two front dormers and to replace the rear dormer.

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 properties. One comment has been received and raised concerns over the scale of the development and loss of light.

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 first-floor side extension, this extends over the existing garage and is considered acceptable, this is as the proposed ridge will

meet the existing ridge and is not considered an overbearing addition. The dwelling is set within a large plot, this helps to mitigate the impact of the proposed extension.

The proposed development is considered to be of an acceptable scale and will not have an overbearing or negative impact on the street scene.

The SPD sets out guidance for dormers in paragraph 5.17, the proposed front and rear dormers comply with the guidelines and are not considered to be overly prominent within the street scene.

The finishing materials are grey cladding for the dormer walls, Marley Duo Edgemere interlocking slates on the roof, grey UPVV roofline and rainwater goods. The existing red brick and stonework is to remain. The proposed materials are considered acceptable and will fit in with the character of the existing dwelling

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 proposed development consists of a balcony to the front elevation above the existing garage. The SPD sets out that balconies can result in adverse overlooking of neighbouring gardens or habitable rooms. The dwelling looks onto the road and a small area of green, as a result of this the dwelling does not have any neighbours opposite. The balcony and proposed front dormers comply with the space standards set out in the SPD.

The proposed first floor rear extension will be close to the side boundary of the site, however the dwellings around have large gardens and it is not considered to impact surrounding occupiers.

The proposed bedrooms will have sufficient light and outlook for existing and future occupiers. The proposed development will not have an impact on the size of the garden, overall, the proposed development will not have a negative impact on existing or future occupiers.

The proposed increase in the size of the rear dormer will not have a negative impact on occupiers to the rear as it will not reduce the distance between the development and the boundary.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

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 proposed development will not impact the driveway and is considered 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 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
- Proposed 3D Visualisation N1388(P) Rev B
- Existing and Proposed Site Plans N1388(P) Rev B
- Proposed Floor Plans N1388(P) Rev B
- Proposed Schematic Floor Plans N1388(P) Rev B
- Proposed Elevations N1388(P) Rev B
- Proposed Front Colour Elevation (Full Colour) N1388(P) Rev B

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 be in accordance with those indicated on the approved plans.

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 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.

