

Application Number:	25/00398/HOUS
Location:	44 Belmont Way Rochdale OL12 6HR
Proposal:	Single storey rear extension, installation of roof windows on existing single storey rear extension and installation of window on first floor side elevation, following demolition of existing conservatory
Applicant:	Mohammed Azeem
Case Officer:	Majid Mir
DETERMINATION DATE 19.06.2025	EXT OF TIME 27/06/2025
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. 44 Belmont Way; a two-storey detached dwelling sited on a corner plot at the end of a cul-de-sac. Belmont Way forms part of a wider housing estate comprising dwellings of a similar design and material palette.

No. 44 faces southeast towards the highway with the rear facing northwest towards the rear of properties on Holt's Terrace and no.2 Cronkeyshaw Avenue. The application site is adjoined to no. 42 to the east and no. 46 to the south.

Description of Proposal

The application proposes to demolish the existing conservatory sited to the rear of the dwelling and replace it with a single storey extension. The application also proposes to install three roof windows; one on the proposed single storey rear extension and two on an existing single storey rear extension. Additionally, the application proposes to install a window in the first floor side elevation facing towards no. 42. The window would service the proposed en-suite.

The proposed extension will be constructed using matching brick and tiles. The application also proposes UPVC doors and windows.

Relevant History

- | | |
|-----------|---|
| 07/D49536 | Construction Of First Floor To Existing Single Storey Garage To Form Two Storey Living Accommodation.
Decision: Refused. |
| 05/D45238 | Single Storey Side/ Rear Extension To Dwelling For Additional Living Accommodation.
Decision: Grant subject to conditions. |

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to neighbouring properties and site notices were placed within the vicinity of the site. No representations have been received.

Policy

National

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

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

None Applicable

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 design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, PfE 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 application proposes a window on the ground floor side elevation of the proposed extension and a new window in the first floor side elevation for an en-suite. Both these windows would be on the side elevation facing towards no. 42. In regards to the ground floor window, views of the neighbouring property would be limited by the boundary treatment and detached garage. Additionally, due to the size of the window replacing the conservatory, it would not lead to any greater amenity impact than the existing arrangement.

In regards to the proposed first floor window, to prevent loss of privacy and overlooking, it is considered appropriate to include a condition requiring this window to be constructed using obscured glazing and to have restricted openings.

Subject to the addition of the necessary condition, it is considered that the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the occupiers of the application property, and would be in accordance with policies DM1 of the adopted Rochdale Core Strategy, the SPD, PfE and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 of the adopted Rochdale Core Strategy, the SPD, PfE 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. The development shall be carried out in accordance with the following drawings and documents hereby approved:
 - Location Plan
 - Ground Floor Plan (Existing) and First Floor Plan (Existing). Drawing number: 2280/1
 - Site Plan (Existing) and Elevations (Existing). Drawing number: 2280/2
 - Ground Floor Plan (Proposed) and First Floor Plan (Proposed). Drawing number: 2280/3
 - Site Plan (Proposed) and Elevations (Proposed). Drawing number: 2280/4

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 saved Rochdale Unitary Development Plan, 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 the interests of ensuring a satisfactory visual appearance to the development and 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.
Window obscured restricted opening.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of extension / building, the window to the side elevation facing northeast towards 42 Belmont Way at first floor level on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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 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.

	Date	Officer
Report Completed	18/06/2025	Signed: MM
Authorisation	23/06/2025	Signed: RG