

APPLICATION NUMBER: 25/00270/HOUS

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Location:	29 Footwood Crescent Rochdale OL12 6PB
Proposal:	Part first floor part two storey side extension, single storey rear extension, alteration to fenestration on front elevation and conversion of garage
Applicant:	MR ALTAF MOHAMMED
Case Officer:	Majid Mir
DETERMINATION DATE 13.05.2025	EXT OF TIME 18/07/2025
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 property is a two-storey detached dwelling sited within a cul-de-sac. The application property is located within a residential area with no. 27 Footwood Crescent (dwelling) to the northeast and no. 31 Footwood Crescent (dwelling) to the southwest. No. 27 is set further back from the highway than no 29.

To the rear of no. 29, the land steeply rises with the properties on Shawclough Road set on substantially higher ground. Trees within the site towards the rear boundary are protected by TPO no.007.

Description of Proposal

The application proposes to construct a part first floor, part two storey side extension. The proposed extension would sit above and to the rear of the existing attached double garage. The application also proposes to construct a single storey extension to the rear and replace the garage doors with a window.

The proposed development would see an open plan kitchen/family room created to the rear, a lounge area to the side on the ground floor and two bedrooms on the first floor.

The proposed development would be constructed using matching brick for the elevations and tiles for the roof. Doors and windows would be constructed from UPVC.

Relevant History

80/D11364	Outline Application For Residential Development. Decision: Refuse.
82/D14062	Outline Application For Residential Development. Decision: Grant subject to conditions.
86/D18872	Residential Development. Decision: Grant subject to conditions.
87/D21292	Residential Development - 48 Dwellings. 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 in the vicinity of the site. No responses were received.

Policy

National

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

Regional

Places for Everyone (PfE) Joint Development Plan

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

None Applicable.

Assessment

Design and Visual Amenity

- Paragraph 5.1 of the SPD states that extensions should be designed to be in keeping with the host property and generally should be subservient to it. When viewed from the highway, the first floor element of the proposed part first floor, part two side extension, would be visible from the highway. The ridge of the proposed part first floor, part two storey side extension is set at the same height as the host property. Additionally, the extension would be 5.4m wide whereas the width of the host property at first floor level is 7.9m. This would equate to an increase in width at first floor level by approximately 68%. The introduction of built form at first floor level above the existing garages would add a considerable mass to the dwelling. This would generally be considered to be a development that is not subservient to the host property.
- However, it is noted that there is no uniformity in the overall design of the dwellings within the estate. There are differences in regard to materials, orientation, form, siting of dwellings, siting of garages, and use of design features such as Mock Tudor panelling, gables, bay windows, brick banding and Quoins. Overall, when the estate is read as a whole, there does not appear to be a reasoning or purpose behind some of the variations in designs and forms. Furthermore, it is noted that there are numerous dwellings which are two storey and have similar widths as the application property. Additionally, there are also numerous properties with exaggerated width.
- The application proposes to construct the part first floor, part two storey side extension using matching brick. The proposed extension would not be the most prominent element of the property. The two storey front facing gable would retain its mock Tudor appearance, and therefore it would retain its prominence when viewed from the highway.
- Although a hipped roof on the proposed part first floor, part two storey side extension would have reduced the bulk, a gable roof facing the side would be in-keeping with the host property and the vast majority of the neighbouring properties in the estate. It is therefore considered that a gable roof design facing the side is more appropriate in this location.
- The proposed windows to the front would be appropriately sized and sited within the front elevation of the proposed development.

- ☐ With the above in mind, it is considered that the proposed part first floor, part two storey side extension would be appropriately design within the context of the property as a whole and within the context of its surroundings. As such, the proposed extension would be acceptable in this location.
- ☐ A 1m gap will be retained between the application property and the boundary, and therefore there are no concerns in regard to a terracing effect occurring.
- ☐ In respect to the proposed single storey rear extension, it would be of a standard design with matching materials. Additionally, the proposed extension would not be visible from public vantage points. Overall, the design of the proposed extension is considered to be acceptable.
- ☐ The property would retain access to the side and rear, and storage of the bins would be possible to the side or rear garden. It is therefore considered that the arrangement of bin storage would not result in undue harm to the character and appearance of the street scene.
- ☐ On balance, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, PfE, the SPD and the NPPF.

Neighbour and Occupier Amenity

- ☐ The application proposes two bedrooms within the proposed part first floor, part two storey side extension. One would face the front and one would face the rear. The bedroom to the front would face the dwelling of no. 20 Footwood Crescent. The distance would exceed the minimum standards set out section 4.1 of the SPD. In regard to the rear, the properties on Shawclough Road are set on substantially higher ground. Additionally, the rear elevation of the proposed extension would be approximately 35m from the shared boundary with the properties on Shawclough Road. As such this element of the proposal would also exceed the minimum standards set out in section 4.1 of the SPD.
- ☐ The proposed single storey extension would be project out by 4m from the rear elevation of the host property. The proposed extension would be sited close to the shared boundary with no. 27 Footwood Crescent. As such, sections 5.5 to 5.7 of the SPD are relevance. The proposed extension would not exceed the maximum standards set out in section 5.6 of the SPD. The proposed extension would be set sufficiently away from no. 31 Footwood Crescent. As such, the single storey rear extension would not unduly impact on the amenity of the neighbouring properties.
- ☐ All habitable rooms in the dwelling would receive an adequate amount light and outlook. Additionally, the dwelling would retain ample outdoor amenity space.
- ☐ It is therefore considered that proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the occupants of the host property, and would be in accordance with policies DM1, the SPD, PfE and the NPPF.

Highways and Parking

- ② The property would retain the existing driveway which has sufficient space for two vehicles to be parked on it. This would accord with the requirements of the Core Strategy which requires a maximum of 2 off-street parking spaces for a dwelling.
- ② The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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:

- Site Location Plan
- Existing & Proposed Block Plans. Drawing number: 24.3495.3
- Existing Floor Plans. Drawing number: 24.3495.1A. Received by email on 11/06/2025
- Existing Elevations. Drawing number: 24.3495.2A. Received by email on 11/06/2025
- Scheme 1 – Proposed Floor Plans. Drawing number: 24.3495.SC1.1F. Received by email on 11/06/2025
- Scheme 1 – Proposed Elevations. Drawing number: 24.3495.SC1.2D. Received by email on 01/07/2025

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.

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	MM	Signed: 24/06/2025
Authorisation	RK	Signed: 17/07/2025

Report Author Majid Mir