

APPLICATION NUMBER: 25/00813/HOUS

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Location:	10 Heath Road, Rochdale, OL12 9JY
Proposal:	First floor side/rear extension
Applicant:	Christopher Jakubowski
Case Officer:	Bob Melling
DETERMINATION DATE 30.09.2025	EXT OF TIME N/A
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. 10 Heath Road, a semi-detached, dormer bungalow located in Wardle. The application site is broadly triangular owing to its position at the corner of the turning head of the cul-de-sac. The property is adjoined by no. 12 Heath Road to the south and is adjacent to no. 8 Heath Road to the northeast. The rear boundary of the curtilage is delineated by Syke Brook, beyond which is a dense parcel of woodland. The rear of the application site is designated Green Belt, however the rest of the site, including the land on which the house sits, is designated as Defined Urban Area. The application property has an existing single storey side extension, a conservatory and front and rear dormers.

Description of Proposal

Permission is sought for a a first floor side and rear extension. Materials for construction would match those used in the exterior of the existing property.

Relevant History

98/D35252: Conservatory Extension To Rear Of Dwelling. Approved May 1998.

79/D09838: Toilet, Lounge And Bedroom Extension (Granny Flat). Approved January 1980.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no responses were received in response to the proposed development.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-G9	The Green Belt
JP-P1	Sustainable Development
JP-S4	Flood Risk and the Water Environment

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
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Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

G8	Managing water resources and flood risk
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

The design of the proposed first floor side extension was amended to create a more regular built form with reduced ridge and eaves lines.

Assessment

Principle of Development

- ☐ Although part of the site is located in the Green Belt (PfE policy JP-G9), it should be noted that most of the site, including the land on which the house sits, is located in the Defined Urban Area (saved UPD policy G/D/1). Therefore, the proposals do not include development within the Green Belt.
- ☐ The proposed extensions would be seen in the context of the urban area and would not harm the openness of the Green Belt, or conflict with the purposes of including land within it. The principle of development is therefore considered acceptable.

Character and Appearance

- ☐ When read collectively, the NPPF, CS policies P3 and DM1, and PfE policy JP-P1 seek to ensure that new development respects local character. Development must achieve high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD states that house extensions should be in keeping with the host property and generally should be subservient to it.
- ☐ As a result of the extensions, the application property would have an asymmetric roof design, reading as a two storey property to the rear while the main façade would remain unchanged.
- ☐ The proposed first floor addition over the existing side extension would read as a subservient addition owing to its lowered ridge line, however there would be a relatively large expanse of brickwork above the window and door to the front elevation.
- ☐ However, the eaves line has been reduced and a replacement window proposed in order to improve this aspect of the design. Furthermore, given the setback of the extension from the front elevation and the position of the property at the corner of the turning head of the cul-de-sac, it is not considered that the side extension would be prominent within the sightlines of Heath Road.
- ☐ The extensions would be finished in brickwork, roof tiles and window frames to match the existing property.
- ☐ The design of the proposal is therefore acceptable on balance and accords with CS policies DM1 and P3, PfE policy JP-P1, the SPD and the NPPF.

Residential Amenity

- ② CS policy DM1 requires development proposals to ensure they 'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.'
- ② The proposed first floor rear extension would comply with the projection limit for first floor extensions outlined in section 5.9 of the SPD. Therefore, it is not considered that the extension would result in an undue loss of light or outlook for the occupiers of no. 12 Heath Road.
- ② The proposed upper floor windows to the rear would comply with the minimum separation distances outlined in section 4.1 of the SPD,
- ② It is noted that there is a first floor window within the side elevation of no. 8 Heath Road that would face the proposed first floor side extension. However, this window is obscurely glazed and does not serve a habitable room.
- ② All habitable rooms within the application property would receive adequate natural light and a 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 occupiers.
- ② The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS policy DM1, the SPD and the NPPF.

Flood Risk

- ② It is noted that part of the application site is located in Flood Zone 2. However, this application does not propose any extensions to the footprint of the property and does not include any development within the medium risk zone. Therefore, it is not considered that a flood risk assessment or any flood risk mitigation measures are required.

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 permission relates to the following plans:

Site Location Plan

Existing Floor Plans. Dwg no. 25.3627.1

Existing Elevations. Dwg no. 25.3627.2

Existing & Proposed Block Plans. Dwg no. 25.3627.3

Scheme 2 Proposed Floor Plans. Dwg no. 25.3627.SC2.1D

Scheme 2 Proposed Elevations. Dwg no. 25.3627.SC2.2E

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 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 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.

	Date	Officer
Report Completed	11/09/2025	Signed: BM
Authorisation	23.09.25	Signed: AC

Report Author Bob Melling