

APPLICATION NUMBER: 24/01142/HOUS

Application Number:	24/01142/HOUS
Location:	4 Spenwood Road, Littleborough, Rochdale, OL15 8PF
Proposal:	Single storey rear extension including roof lights following demolition of existing conservatory and extension to existing detached garage.
Applicant:	Mr Gareth Shore
Case Officer:	Sam Yuen
DETERMINATION DATE 13.01.2025	EXT OF TIME
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. 4 Spenwood Road, a two-storey terraced dwelling located in Littleborough. It is adjoined by no. 2 Spenwood Road to the west, adjoined by no. 6 Spenwood Road to the east and faces the highway to the north. To the rear is a substantial rear garden space which span some 38m towards the south and comprises a detached double garage and associated hardstanding. The rear garage is accessible via an unadopted access road from High Street.

Description of Proposal

Planning permission is sought for a single-storey rear extension which projects 3.6m from the rear elevation of the dwelling, following the demolition of the existing conservatory. The extension is characterised by a lean-to roof form and has a ridge height of 3.49m and a height to eaves of 2.51m.

The application also proposed an enlargement of the existing detached garage by 3m to accommodate a garden room. The extension would retain the existing flat roof form and would result in a total footprint of 6.15m by 9.62m with a ridge height of 2.47m.

The proposals would be constructed from materials matching the host dwelling.

Relevant History

80/D10182 - Private Garage - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

N/A

Assessment

Design: DM1 and P3

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The proposed rear extension is of a single-storey form which would appear subservient to the host dwelling. The use of a lean-to roof form would also be in keeping and raises no concern.
- ☐ The proposed garage extension would adjoin an existing detached double garage located at the rearmost point of the curtilage. Notwithstanding the considerable scale of the existing outbuilding, and the additional bulk from the enlargement, the structure would be viewed in the context of the adjacent outbuildings of the neighbouring properties and would not appear overly obtrusive nor dominant from public vantage points on the access road.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users*

through visual intrusion, overbearing impact, overshadowing or loss of privacy.”

- ☐ Taking into account of Section 5.6 and 5.7 of the SPD, the proposed single-storey rear extension does not project beyond the existing rear conservatory and the one of adjoining no. 2. As such, the extension is not considered to result in significant overshadowing impacts to the rear habitable windows of neighbouring dwellings.
- ☐ By virtue of its substantial distance away from surrounding properties and its siting at the rearmost point of the curtilage, the proposed garage extension would not unduly harm the amenity of neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that 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 occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed development would not impact on the provision of parking spaces for the host property.
- ☐ 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 permission relates to the following plans:

- ☐ Location Plan and Existing and Proposed Site Plan – Drawing No. JCBD-24-418-5 received 18/11/2024
- ☐ Existing Ground Floor Plan, Elevations and Roof Plan – Drawing No. JCBD-24-418-1 received 18/11/2024
- ☐ Proposed Ground Floor Plan, Elevations and Roof Plan – Drawing No. JCBD-24-418-2 received 18/11/2024

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, 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 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, 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	07/01/2025	Signed: SY
Authorisation	13/01/2025	Signed: RK

Report Author Sam Yuen