

Application Number:	25/00836/HOUS
Location:	64 King Street East, Rochdale, OL11 3ST
Proposal:	Single-storey rear extension
Applicant:	Miss Rukhsana Katoon
Case Officer:	Bob Melling
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. 64 King Street East, a two storey, mid-terrace dwellinghouse located in a residential area of Rochdale. The application property adjoins no. 62 King Street East to the east and no. 66 to the west. The rear boundary of the curtilage borders a shared alleyway, beyond which there are further residential properties. Each of the dwellings along the terraced block, which comprises nos. 54-70 King Street East, has an original two storey outrigger (Figure 1).



Figure 1 - 1929 OS Map

Description of Proposal

Permission is sought for a single storey rear extension. The proposed enlargement would be attached to the original outrigger and project up to the rear boundary. It would have a mono-pitched roof with a maximum height of 3.34m and would be finished in materials to match those used in the exterior of the existing property.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to the neighbouring properties; no representations were received relating 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-P1 Sustainable Development

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

- ☐ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area'* and to *'enhance the borough's identity and sense of place, 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 in general.'*
- ☐ It is not considered that the proposed extension would result in undue harm to the character of the host property or the street scene. The proposed works would take place to the rear of the host property and the design of the extension would reflect similar extensions along the terraced block.
- ☐ The design of the extension is therefore acceptable and accords with policies DM1 and P3 of the Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 the Council's Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. The NPPF advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- ☐ The proposed extension would exceed the projection limit for single storey extensions by approximately 0.24m when measured along the shared boundary with no. 62 King Street East. Although the proposed extension would not accord with the SPD guidance (Section 5.6), the SPD does state that there may be circumstances where a larger extension may be acceptable, and each application will be determined on its merits. Therefore, it is taken into consideration that the proposal matches similar approvals along the terrace, and, on this basis, it is considered that the proposed extension would not detract from the general levels of privacy and amenity typical in the area.
- ☐ Moreover, information has been submitted to demonstrate that the occupier of the application property has a disability, and the extension would accommodate a ground floor WC. Section 5.22 of the SPD allows the Council

to interpret the guidance flexibly where personal circumstances, such as a disability, may make it difficult to provide the necessary facilities within the standards set out in the SPD. On this basis, it is considered that any harm inflicted on the living conditions of the adjoining residents would be minimal and therefore justified in the interests of providing the facilities necessary for a disabled resident.

- ☐ Although the proposals would result in a reduction of the outdoor amenity space for the application property it is considered that the resultant rear yard would be commensurate with neighbouring properties and would be acceptable on this basis.
- ☐ Furthermore, all habitable rooms within the application property would continue to receive an adequate amount of natural light.
- ☐ In view of the above assessment, the proposal would not unduly impact the amenity of the occupants of neighbouring properties or the application property in accordance with policy DM1 of the Core Strategy, the SPD 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 permission relates to the following plans:

Location Plan

Existing Plans. Dwg no. 2330/1

Proposed Plans. Dwg no. 2330/2

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 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	17/09/2025	Signed: BM
Authorisation	09/10/2025	Signed: RK

Report Author Bob Melling