

APPLICATION NUMBER: 25/00441/HOUS

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Location:	117 Turf Hill Road Rochdale OL16 4XA
Proposal:	Two storey side extension
Applicant:	Mr Mohammed Suleman
Case Officer:	Rosalind Gralton
DETERMINATION DATE 07.07.2025	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?	NA

COMMENTS	Planning Panel comments received?	NA
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	NA

Location

The site relates to a semi-detached dwellinghouse. The property benefits from a rear garden, detached garage and a large front driveway set 14m from the highway.

The site is located within the Defined Urban Area, and a recreation ground to the rear.

The site is not located within the setting or a listed building or conservation area and would not affect the setting of a heritage asset.

Description of Proposal

The application seeks permission for a 3.3m (Width) x 7.4m (Depth) two storey side extension. The proposal would be set back 500mm from the front elevation, and would introduce two new windows at front and rear elevations.

Relevant History

None

Township/Member comments

N/A

Consultee responses

N/A

Representations

The application was publicized by way of neighbour notification. No responses 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:

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: 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 proposal is a two storey side extension with an eaves height of 5.6m and a ridge height of 8.4m. The proposed extension would be set back from the front elevation by 500mm.

The building line of the street scene is consistent and the proposed extension would not project forward of the nearest neighbouring property (No 115).

The proposed windows on the front elevation are to match the existing property and the front door is retained as part of the works. Given the above, and subject to a condition securing matching materials, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD 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 proposed side extension would have a minimum of 750mm away from the side boundaries of the neighbouring detached property at No 115. This distance would ensure adequate room is provided for bins to pass and would not remove the sense of spaciousness in the streetscene. The detached property at No 115 has a blank gable wall on the closest elevation, and as such the proposed extension would not be considered overbearing or to have an overshadowing impact and would be compliant with guidance included within the SPD.

The proposal would not have any unacceptable privacy or overlooking impact.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposal would remove two parking spaces on the property and would add an additional two bedrooms to the property. However it is acknowledged the long driveway, which is capable of accommodating at least two cars. Looking to the Council's Car Parking Standards included within Appendix 5 of the Core Strategy, a dwelling outside of a town centre with over two bedrooms has a maximum required car parking of 2 spaces. As such, the proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy 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. This permission relates to the following plans:

- ☐ Location Plan – received 28/04/2025
- ☐ Proposed Site Plan and Floor Plans – 2283/3 – received 28/04/2025
- ☐ Proposed Elevations – 2283/3 received 28/04/2025
- ☐ Application Form

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, 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 as used in the exterior of the existing property.

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 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	03/07/2025	Signed: RGR
Authorisation	07/07/2025	Signed: RK

Report Author Rosalind Gralton