

APPLICATION NUMBER: 25/00347/HOUS

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Location:	28 Home Drive, Middleton, M24 1NB
Proposal:	Two-storey rear extension, construction of raised decking to form balcony area with glass balustrade, access steps and associated boundary treatments
Applicant:	Mr and Mrs Paul and Rachel Smythe
Case Officer:	Bob Melling
DETERMINATION DATE 05.06.2025	EXT OF TIME 16.06.2025
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 relates to no. 28 Home Drive, a two storey, semi-detached dwelling located in a residential area of Middleton. The property adjoins no. 30 Home Drive to the southwest and is adjacent to no. 26 Home Drive to the northeast. There is a steep northwesterly fall in ground level across the site with the result that the properties to the rear along Lake Drive are set at a significantly lower ground level. The rear gardens of the application property and nos. 26 and 30 Home Drive are split level with steps leading down to the lower garden level.

Description of Proposal

Permission is sought for a two storey rear extension at basement and ground floor level that would project approximately 3.38m from the existing rear elevation. It would be characterised by a lean-to roof with three roof lights and constructed using matching brickwork and roof tiles. Part of the rear garden would be excavated to accommodate the extension and an area of raised decking supported by posts would provide level amenity access at ground floor level with steps leading down to the levelled rear garden. Lastly, a 1.8m high timber fence would be erected along the

side boundaries of the site and this fence would slope down between the ground floor level and the garden level.

Relevant History

N/A

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-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

Amendments were sought to re-position the external stairs and reduce the height of the boundary fences by 200mm in order to improve the levels of amenity for the neighbouring properties.

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.'*
- ☐ Although the extension would require fairly substantial excavation works in order to provide accommodation at lower ground floor level, it is not considered that these landscaping and excavation works would be unduly harmful to the character of the area given their isolated location to the rear of the host dwelling, away from public view. Overall, the extension, including the provision of a raised terrace/decking, is considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the original dwellinghouse.
- ☐ Moreover, the extension would be finished in brickwork and roof tiles to match the existing dwellinghouse which is considered acceptable.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy 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.'*
- ☐ Section 5.5 of the SPD states *'it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.'*
- ☐ It is not considered that the proposed raised platform, which would provide level outdoor amenity access at ground floor level, would afford materially enhanced views towards the rear gardens of the neighbouring properties in significant excess of those presently available from the existing patio and the existing habitable room windows in the rear elevation of the dwellinghouse. The proposed platform would not project further rearward than the raised patio areas of the neighbouring properties and although it would be raised 0.36m above the neighbouring patios, it is not considered that this would be unduly harmful given the proposed 1.8m solid timber fencing. The fencing has been reduced in height following concerns raised by the LPA on the overbearing impact an increased height may have, and the external stairs have been relocated to be sited adjacent the neighbouring residents stairs, to

further reduce the impacts of the fencing on the neighbouring residents. Therefore, it is not considered that the proposed fencing would have an overbearing impact on the neighbouring residents.

- ② It is noted that the proposed extension would exceed the SPD projection limit by approximately 0.1m in relation to no. 26 Home Drive. However, it is noted that no. 26 Home Drive benefits from extant permission (ref: 25/00347/HOUS) for a single storey rear extension located in close proximity to the shared boundary with the application property. Although this extension has not yet been completed, it was noted during a site visit on 5th June 2025 that building works have commenced. Therefore, it is not considered that the 0.1m exceedance would be materially harmful given the works underway to implement planning permission ref: 25/00347/HOUS.
- ② All habitable rooms within the application property would receive sufficient 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 in accordance with policy DM1 of the adopted Rochdale 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 dated 27-Mar-2025

Existing Site Block And Location Plan. Dwg no. 948-01

Existing Lower Ground Floor Plan. Dwg no. 948-02

Existing Upper Ground Floor Plan. Dwg no. 948-03

Existing Roof Plan. Dwg no. 948-04

Existing Elevations. Dwg no. 948-05

Proposed Site Block And Location Plan. Dwg no. 948-06B

Proposed Lower Ground Floor Plan. Dwg no. 948-07A

Proposed Upper Ground Floor Plan. Dwg no. 948-08A

Proposed Roof Plan. Dwg no. 948-09

Proposed Elevations. Dwg no. 948-10A

Proposed Boundary Treatment Elevations. Dwg no. 948-12A

Proposed Site Plan Including Neighbours. Dwg no. 948-14A

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 development hereby permitted shall be in accordance with drawing 948-10A unless otherwise approved in writing by the Local Planning Authority.

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, the 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	11/06/2025	Signed: BM
Authorisation	12/06/2025	Signed: RC

Report Author Bob Melling