

Application Number:	25/00212/HOUS
Location:	3 Blair Street Rochdale OL12 7BU
Proposal:	First floor side extension
Applicant:	MR KEVIN OREILLY
Case Officer:	Rosalind Gralton
DETERMINATION DATE 29.04.2025	EXT OF TIME 20.05.2025
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?	Y

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

Location

The application relates to no. 3 Blair Street, a two storey end terrace, post war property located in Spotland. The dwelling faces south onto the highway, adjoining to no.1 to the east and perpendicular to the highway of Thrush Street.

The property sits high above the highway and has a large front garden which acts as private amenity space. The property currently benefits from an existing hipped roof, single storey rendered extension.

The site is adjacent to the Spotland Bridge Conservation Area, characterised by the terrace row on the western side of the street. The application site is not within the setting of a listed building

Description of Proposal

The proposal seeks planning permission for a first floor, hipped roof, side extension, atop part of the existing single storey side extension. The proposed extension would have an eaves height of 3.5m and a ridge height of 4.4m.

A window would be sited to the front elevation only. To the side and front the property would be rendered to match the existing single storey extension, to the rear the matching brick would be exposed.

Relevant History

None

Township/Member comments

Not applicable

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring properties and a site notice was posted. No responses were received.

Policy

National

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

Regional

Places for Everyone (PfE) Joint Development Plan

JP-P1 – Sustainable Places
JP-P2 - Heritage

Local

Adopted Rochdale Core Strategy (CS) 2016:

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

P2	Protecting and enhancing character, landscape and heritage
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

Heritage and design: DM1, P2, P3, JP-P1 and JP-P2

- ☐ Policy DM1 of the Rochdale Core Strategy requires *“development to be of high quality design taking opportunity to enhance the quality of the area.”* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *“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.”* Paragraph 5.1 of the SPD states

that new developments *“should be designed to be in keeping with the host property and generally should be subservient to it.”*

- ☐ The application site is a two storey, post war, end terrace dwelling situated in Spotland. The immediate locality on the eastern side of Thrush Street is relatively uniform and characterized by a visually coherent architectural design, materiality, massing and scale. The contrasting properties on the western side of Thrush Street are dated from an earlier period and are traditional two storey, Victorian terrace rows facing eastwards. The material palette across the terrace rows is brown and red brick, as well as the use of pebble dash render across the first floor on the post-war properties.
- ☐ Paragraph 5.14, 5.15 and Figures 10 and 11 of the SPD highlight the guidance provided for extensions on corner plots. The proposed side extension would be set well back from the front elevation, would not exceed the width of the property perpendicular, and would not disrupt the building line. As such, it is considered the proposal is compliant with the above guidance in that respect.
- ☐ The proposal relates to a first floor side extension atop an existing single storey side extension. The proposed extension would be erected with a hipped roof, with render to match the existing extension. While the render is not a desirable feature of the streetscene, it is not considered the additional massing of the render in this location would be harmful to the streetscene or the setting of the adjacent conservation area. As such, the proposal from the front and side elevation the materiality of the development would be coherent with the host property. It is considered that the proposal would be appropriately designed and would be a proportionate addition to the host dwelling.

Summary

- ☐ In view of the above assessment, 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

Overbearing and Overshadowing Impact and Privacy

- ☐ DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ It is noted that there would be one new window located on the front elevation of the proposed first floor side extension forming a new bedroom. The window would be aligned with the downstairs window and would not be considered to unreasonably impact the amenity of occupants to the south of the property.
- ☐ The proposed extension would be sited atop part of the existing single storey side extension, and would be set back from the front elevation. The eaves height will match the existing property and the ridge height is set down from

the main roof, and the roof will be hipped away from the neighbouring property at 2 Thrush Street. As such, it is not considered the proposal would result in an unacceptable overbearing or overshadowing impact.

Occupier Amenity

- ☐ The plans confirm the provision of 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.

Summary

- ☐ In view of the above assessment, the proposed development would not unduly impact on the amenity of neighbouring occupants in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed enlargement would not impact the current provision of off road parking available at the host property. Therefore the existing parking arrangements at the application site are considered 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:
- Site Location Plan
 - Existing and Proposed Block Plans - 25.3508.3
 - Amended Proposed Plans - 25.3508.2B

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 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 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	20/05/2025	Signed: RGR
Authorisation	20/05/2025	Signed: TH

Report Author Rosalind Gralton