

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00354/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 05.06.2025 **EXT OF TIME** 17.06.2025**Address:** 42 Clovelly Street Rochdale OL11 3HL**Proposal:** Single-storey rear extension, monopitch roof with rooflights to cover both the existing and the new extensions

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

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

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION**GRANT subject to conditions****CHECKED AND SIGNED OFF BY:** TH**DATE:** 17.06.2025

SITE

The site is located at 42 Clovelly Street, a two-storey semidetached dwelling with off street parking at the front of the dwelling and a rear garden. The house has existing rear extensions. The site is located within the Defined Urban Area

PROPOSAL

The application seeks a single-storey rear extension with a monopitch roof and rooflights to cover both the existing and the new extension.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties and no comments have been received.

ANALYSIS

Principle of Development.

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within

Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed roof will be a mono pitched roof, extending over the proposed and existing roof, this is considered acceptable. The proposed development will be finished in sympathetic materials to the host dwelling, and this is considered acceptable. The rear extension is of a generally appropriate design. The overall scale of the extension is somewhat disproportionate due to the overall height of the pitched roof, but on balance the proposal is considered to be an improvement in design terms compared to the existing arrangement.

The development would retain access between the front and rear curtilage, allowing for the storage of bins to the rear of the dwelling and out of public view.

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.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The proposed development consists of a single storey extension projecting 6.3m from the rear extension and is set 2.5m from the boundary. This complies with the guidance set out on the SPD and is considered acceptable. The neighbouring dwelling is set at a different angle from this property and as a result the proposed development will not be overbearing. The extension will include ground floor windows facing towards the adjacent dwelling at a slightly elevated height, but the proposal is not considered to be materially worse in this regard than the existing situation.

The proposed plans demonstrate that the rooms will have sufficient light and outlook. The proposed rear extension will also leave sufficient rear amenity space.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not change the existing parking or have an impact on the highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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 and document:

- Location Plan
- Proposed Block Plan PLA.01
- Proposed Plans PLA.08
- Proposed Roof Plan PLA.09
- Proposed Elevations PLA.10

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 saved Rochdale Unitary 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, except as specified in the application.

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.

Procedure 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.

Report Author Aimee Bovaird