

APPLICATION NUMBER: 25/01003/HOUS

Application Number:	25/01003/HOUS
Location:	100 Oakhurst Close, Wardle, OL12 9EJ
Proposal:	Single storey side and rear extension
Applicant:	Mrs Anna Kirk
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

This application relates to no. 100 Oakhurst Close, a two and a half storey, semi-detached dwellinghouse located around the turning head of a cul-de-sac on a modern residential estate in Wardle. The property is also located within the Birch Hill Dearnley Conservation Area. It faces the highway to the south, is adjoined by no. 98 Oakhurst Close to the east and is adjacent to no. 102 Oakhurst Close to the west. The building line staggered with the application property set behind the front elevation of no. 102. The application property backs onto the rear gardens of nos. 12 and 14 Thomas Watson Hill, which are set at a much higher ground level.

Description of Proposal

Permission is sought for a single storey side and rear wraparound extension. The extension would project 2m from the existing side elevation and 3m from the existing rear elevation with a maximum height of 3.1m and a height to eaves of 2.5m. It would be finished in materials to match the existing property.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Conservation Officer (29.10.2024) – **Summary:** No objections to this application, as it is for extensions to a modern house, within the Conservation Area.

Representations

A press notice was published on 29.10.2025, a site notice was posted on 27.10.2025 and neighbour letters were sent to surrounding properties. No representations 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)

JP-P1	Sustainable Places
JP-P2	Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
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Adopted Rochdale Core Strategy (CS) 2016:

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

Amendments were made to ensure the provision of two off-street parking spaces.

Assessment

Design and Heritage: DM1, P2 and P3

CS Policies P3 and DM1 require development proposals to adhere to high quality design and 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. In addition, paragraph 131 of NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF explains that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 139 of the NPPF states that development that is not well designed should be refused.

Within Conservation Areas, the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. Section 72 of this Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset great weight should be given to the asset's conservation. Paragraph 206 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 208 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' Similarly, PfE Policy JP-P2 seeks to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. CS Policy P2 promotes the protection and enhancement of key heritage assets and their visual amenity.

The application site is a semi-detached property within the Birch Hill Dearnley Conservation Area (CA). Therefore, the Council's Conservation Officer was consulted on the proposals. The Officer raised no concerns on the grounds that the extension is to a modern house.

Furthermore, the extension would be a modest scale and constructed in matching materials. Given the setback of the application property behind no. 102 Oakhurst Close, the extension would be screened from long-range views at the entrance to the cul-de-sac to the west.

Overall, the design of the proposal is considered to be acceptable and would have a neutral impact on the significance of the CA. Therefore, the proposal accords with CS Policies DM1, P2 and P3, PfE Policies JP-P1 and JP-P2, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under CS Policy DM1, which 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.'*

Section 5.6 of the SPD outlines the projection limit that single storey extensions should comply with. The proposed extension would comply with this limit with regards to no. 98 Oakhurst Close (the adjoining property), however it would exceed the guidance by approximately 1m with regards to no. 102 Oakhurst Close owing to the existing setback of the application property behind no. 102.

However, it is noted that the extension is located to the northeast of the rear elevation of no. 102, which would limit the hours of potential overshadowing to the mornings. Furthermore, the extension is pitched and stepped away from no. 102 which would also provide some mitigation. Lastly, it is noted that the ground floor window closest to the common boundary within the rear elevation of no. 102 is a kitchen window, a non-habitable room, with the patio doors to the other side of the elevation serving the dining room.

Therefore, given the existing setback of the application property and the additional factors outlined above, it is considered that the proposed extension would have an acceptable impact on the living conditions of the occupiers of no. 102.

The submitted plans indicate the provision of natural light to all habitable rooms and that ample 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.

In light of the above assessment, it is considered that the proposal would have an acceptable impact on the amenity of the occupants of neighbouring properties in accordance with CS Policy DM1, the SPD and the NPPF.

Highways: Appendix 5 and T2

To mitigate the loss of parking as a result of the side extension, the existing driveway would be extended to the front in order to accommodate two off-street parking spaces, which would be in accordance with the Council's parking standards for a dwelling of this size.

Drainage: G8

The application proposes the provision of hardstanding to the front. The plans indicate that it would be sustainably drained through the provision of a permeable surface. This is considered acceptable in respect of policy G8 of the adopted Rochdale Core Strategy.

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 and Proposed Site Plans. Dwg no. JCBD-25-487-7. Rev02
- Existing Floor Plan, Elevations and Roof Layout. Dwg no. JCBD-25-487-1
- Proposed Floor Plan, Elevations and Roof Layout. Dwg no. JCBD-25-487-2

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.

4. The proposed driveway shown on drawing number CBD-25-487-7 (rev02) shall be first surfaced solely in permeable materials and retained as such thereafter.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policy EM/7 of the adopted Rochdale Unitary 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	07/11/2025	Signed: BM
Authorisation	24/11/2025	Signed: RK

Report Author Bob Melling