

Application Number:	25/00639/HOUS
Location:	46 Dewhirst Road Rochdale OL12 0AR
Proposal:	Single-storey rear extension following demolition to existing single-storey rear extension
Applicant:	Mr & Mrs Khuram Khalid
Case Officer:	Hamish Rigg
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. 46 Dewhirst Road, a two-storey semi-detached house in Syke, Rochdale. Syke is predominantly residential, but borders agricultural land to the east and north, offering a semi-rural character. Dewhirst Road comprises detached and semi-detached houses set back from the pavement, overlooking Cronkeyshaw Common to the east.

No. 46 faces east, elevated above the pavement, overlooking a front garden and the adopted public highway. It adjoins no. 47 to the north and borders no. 45 to the south. The rear boundary of the curtilage faces west, bordering the rear garden of no. 13 Glen Gardens.

Description of Proposal

The application is for a single-storey rear extension adjoined to the existing single-storey rear extension. Together they would comprise a sloped roof with 3no. roof lights and a set of bi-folding doors. The extension would project 3.2m from the host dwelling, sitting flush with the existing extension. It would measure 3.1m (width) X 2.1m (eaves height) X 3.4m (maximum height). Proposed materials include red brick, concrete roof tiles and white aluminium bi-folding doors.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding houses 08/07/2025; no objections were raised and one letter of support was 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

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	Yes
Height and massing	Yes
Facing materials and detailing	Yes
Roof style	Yes
Window proportions	Yes
Bin storage	Yes
Impact on trees	Yes

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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Regarding the above, paragraph 5.5 of the SPD states that it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers. Paragraph 5.6 therefore sets a maximum standard for single storey rear extensions to attached properties of a point 3m along the common boundary when measured from the rear elevation of the adjoining house. The proposed rear extension would project 3.2m along the common boundary with the adjoining neighbour, no. 47. Whilst the proposed extension does not strictly comply with the SPD, the additional 0.2m allows the extension to sit flush with the existing single-storey rear extension, creating a more coherent design. Furthermore, the additional 0.2m would not result in a materially greater

overshadowing or overbearing impact towards no. 47, particularly given the neighbours have a generous amount of garden space left unaffected. On balance, it is considered that the proposed extension would not unduly impact on the amenity of the occupants of neighbouring properties.

The internal layout would offer sufficient outlook and natural light for existing and future occupants of the application property.

The proposal would not adversely affect the amenity of future or neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Recommendation:

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:

- Proposed floor plan, roof plan and section: DRR-SVA-ZZ-ZZ-DR-A-2015 REV A
- Proposed elevations: DRR-SVA-ZZ-ZZ-DR-A-2020 REV A
- Proposed site plan: DRR-SVA-ZZ-ZZ-DR-A-2001 REV

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 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	08/08/2025	Signed: Hamish Rigg
Authorisation	11/08/2025	Signed: TH

Report Author Hamish Rigg