

APPLICATION NUMBER: 25/00476/HOUS

Application Number:	25/00476/HOUS
Location:	83 Croxton Avenue, Rochdale, OL16 2YP
Proposal:	Two storey side and single storey rear extension
Applicant:	Khalda Ahmed
Case Officer:	Sam Yuen
DETERMINATION DATE 07.07.2025	EXT OF TIME 21.07.2025
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. 83 Croxton Avenue, a two-storey semi-detached dwelling located in a residential estate in Newbold. The dwelling is adjoined by no. 81 Croxton Avenue to the east, adjacent to no. 85 Croxton Avenue to the west, and faces the highway to the north. The rear curtilage boundary backs onto the rear curtilage of no. 2 Thornbush Way to the south.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 2.81m from the side elevation of the dwelling. It is set flush with the ridge line of the host dwelling and comprises a 1.02m ground floor front projection flush with the existing porch.

The application also proposes a single-storey rear extension which projects 3m from the rear elevation of the dwelling, following the demolition of the existing

conservatory. It is characterised by a lean-to roof form and has a ridge height of 3.63m and a height to eaves of 2.48m.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

83/D15803 - Garage Extension To Side Of Dwellinghouse - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

This development is unlikely to impact upon the Highway. Highways have no objections to the proposal.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were 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:

Policy 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

Amendments were made to the front-facing bedroom windows to match the sill height of the existing front fenestration.

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- ☐ The host dwelling is sited at an angle from adjacent no. 85 and as such, the proposed two-storey side extension, though flush with the main front wall of the dwelling, is not considered to be subject to any harm arising from the 'terracing effect'.
- ☐ Notwithstanding the absence of setback, the side extension is not considered to appear dominant against the host dwelling and would maintain the existing built form. The extension would also be seen in the context of the adjoining properties two storey side and front extensions which considerably undermine the original proportions and appearance of the pair of semi-detached properties. The extension currently applied for, although not inclusive of a setback, would be of a form commonly seen on similar properties and be consistent with previous enlargements in the estate. This would, on balance, not result in undue harm to the appearance of the property or its setting within the street scene and would constitute acceptable design.
- ☐ Furthermore, the single storey front projection, that would comprise a lean-to extension adjoining the existing porch, would be an appropriate size for the property and be similar in style and scale to other front extensions within the street scene.

- ☐ No concerns are had with the proposed rear extension, of which the single-storey form and lean-to roof would appear subservient and in keeping with the host dwelling.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration, as amended, are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, 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.
- ☐ The proposed two-storey side extension does not directly face any properties to the front and rear and maintains a distance in excess of 13m from the directly facing curtilage boundary. It is noted that by virtue of the tapered layout of the rear curtilage space, the proposed rear bedroom window would overlook into the rear garden of no. 85. However, the direct line of sight would mostly lie in the rearmost and least actively used part of the garden. Given this spatial relationship, it is considered the overlooking impact would not amount to undue amenity harm and would be acceptable on balance.
- ☐ The proposed side extension would also include a side facing window that would serve a bedroom and be sited close to the side boundary with no. 85. To ensure no undue overlooking from this window a condition should be included upon any approval requiring the window to be obscurely glazed and non-opening, below 1.7m above floor level.
- ☐ With reference to Section 5.6 of the SPD, the proposed single-storey rear extension is not considered to result in undue overshadowing impacts to the rear windows of nos. 81 and 85.
- ☐ No concerns are had with the front porch projection which would not give rise to significant amenity impacts to adjacent no. 85.
- ☐ It is noted the proposed bedroom would comprise a substantial depth of 6.68m. Notwithstanding, access to natural light would be retained by virtue of the proposed windows to the front, rear and side elevation which would be acceptable.
- ☐ The submitted plans indicate 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.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed side extension would encroach onto the existing front driveway and reduce the hardstanding length to 3.92m which falls short of the minimum dimensions as per Section 3.15 of the SPD. Thus, the proposal may result in the addition of one vehicle to the highway. However, regards have been had to the immediate context, which is a low-trafficked residential street already subject to some on-street parking. Given this context, it is considered the addition of one vehicle to the highway would not amount to highway harm so severe as to warrant refusal. The Council's Highways Officer was also consulted and raised no objections to the proposal.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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 – received 12/05/2025
- ☐ Existing and Proposed Site Plan – drawing no. 24.3477.2 received 12/05/2025
- ☐ Existing Floor Plans and Elevations – drawing no. 24.3477.1A received 16/07/2025
- ☐ Proposed Floor Plans - drawing no. 24.3477.SC4.1C received 16/07/2025
- ☐ Proposed Elevations – drawing no. 24.3477.SC4.2C received 18/07/2025

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint 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.

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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows in the first floor on the west-facing side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy 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	21/07/2025	Signed: SY
Authorisation	21/07/2025	Signed: RC

Report Author Sam Yuen