

APPLICATION NUMBER: 25/00172/HOUS

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Location:	22 Hillstone Avenue, Rochdale, OL12 6DX
Proposal:	Single storey side and single storey front extensions
Applicant:	Mr Muhammad Husam
Case Officer:	Sam Yuen
DETERMINATION DATE 28.04.2025	EXT OF TIME 01.05.2025
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?	N

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

Location

The application relates to no. 22 Hillstone Avenue, a two-storey detached dwelling located in Healey. It is adjacent to no. 20 Hillstone Avenue to the south-east, adjacent to no. 24 Hillstone Avenue to the north-west and faces the highway to the south-west. The dwelling is set back circa 10m from the highway and forms part of a staggered layout with the adjoining building line.

Description of Proposal

Planning permission is sought for a single-storey front and side extension which projects 2.2m from the side elevation of the dwelling and a single-storey front extension which projects 1.59m from the front elevation of the dwelling. The extensions would be attached to the existing front porch extension, giving the appearance of a front and side wraparound extension. It is characterised by a hipped roof form and has a ridge height of 3.35m and a height to eaves of 2.5m.

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

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

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

N/A

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 adjoining building line comprises of two-storey detached dwellings and bungalows with considerable setbacks from the highway, arranged in a staggered layout. Numerous front extensions have been constructed to the surrounding properties, in addition to the existing front extension to the host dwelling, which appears extant for at least 20 years.
- ☐ The proposal seeks to construct a single-storey front and side extension to the dwelling, the width of which would be greater than the width of the original dwelling. Whilst this somewhat distorts and obscures the built form of the host dwelling, the form of the extension would not be materially different to the one of the existing. In the context of the neighbouring dwellings and associated front extensions, the extension does not project beyond the established building line and would not appear an overly obtrusive addition to the street scene. As such, the proposed development is not considered to significantly detract from the character and appearance and would be acceptable in this regard.
- ☐ The single-storey form of the extension would remain subservient to the host dwelling. The use of a hipped roof form would also constitute acceptable design.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ It is acknowledged the proposed extensions would sever the existing space for refuse bin storage to be sited away from public view. Whilst no dedicated bin store has been proposed, it is considered the existing arrangement of soft landscaping allows for any proposed siting to be adequately screened from view. As such, the potential store of refuse bins to the front curtilage space would not amount to unacceptable harm in this regard.

- ☐ 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 front extensions do not project beyond the front elevation of the host dwelling and the adjacent dwellings and is not considered to result in adverse amenity impacts in this respect.
- ☐ Likewise, the proposed side extension does not project beyond the rear elevation of the existing rear extension of no. 20 and would not give rise to undue amenity harm to the neighbouring occupants.
- ☐ The submitted plans indicate the provision of natural 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.
- ☐ 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

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and would be 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 20/02/2025
- ☐ Existing Site Plan, Ground Floor Plan and Elevations – Drawing no. 2260/1 received 27/02/2025
- ☐ Proposed Site Plan and Ground Floor Plan – Drawing no. 2260/2 received 27/02/2025
- ☐ Proposed Elevations – Drawing no. 2260/3 received 29/04/2025

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.

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	28/04/2025	Signed: SY
Authorisation	01/05/2025	Signed: RK

Report Author Sam Yuen