

APPLICATION NUMBER: 24/01218/HOUS

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Location:	8 Bramhall Close, Milnrow, Rochdale, OL16 4BX
Proposal:	Single storey and first floor side extensions following garage conversion.
Applicant:	Mr Scott O'Neill
Case Officer:	Sam Yuen
DETERMINATION DATE 04.02.2025	EXT OF TIME
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. 8 Bramhall Close, a two-storey detached dwelling located in Milnrow. The dwelling is adjacent to no. 6 Bramhall Close to the west, adjacent to no. 10 Bramhall Close to the east and faces the highway to the north. The rear curtilage boundary backs onto substantial line of mature trees to the south. Bramhall Close gently slopes down towards the east, where no. 6 is sited on an elevated position to the host dwelling. The property benefits from an attached garage and front driveway.

Description of Proposal

Planning permission is sought for a single-storey and first-floor side extension which projects 2.11m and 2.88m from the side elevation of the dwelling respectively. Both extensions would continue to dual-pitched roof form of the host dwelling and would have matching ridge and eaves height.

The submitted plans also indicate the alteration of fenestration to the ground floor rear elevation windows of the dwelling.

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

Relevant History

79/D09513 - Toilet And Second Floor Extensions And Alterations To Dwellinghouse - Grant subject to conditions

78/D07834 - Alterations To Front Porch & Utility Room Extension At Rear - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

No comments received at the time of writing.

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

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby 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 proposal seeks to extend the host dwelling by way of a first-floor and single-storey side extension. The resultant development would retain the built form of the existing and would not appear to dominate the host dwelling. The use of dual-pitched roof forms would also be in keeping and raises no concerns.
- ☐ Given the staggered layout of the building line, no concerns are had regarding any potential harm arising from the 'terracing effect'.
- ☐ 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.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Core Strategy, the SPD, Policy JP-P1 of the adopted 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 host dwelling is set back from no. 6, where the main front wall is flush with the rear elevation of the adjacent dwelling. The proposed side extension would extend towards the rear curtilage of no. 6, backing onto its common boundary. Notwithstanding, a 2.11m separation distance would be retained from the first-floor element to the boundary, on top of an existing 3m gap between the boundary and the raised terrace which extends out of no. 6. The extension would also be sited on a slightly lower position to the rear curtilage of no. 6. Given this site context, it is considered the overbearing impact and level of outlook of the extension would not amount to unacceptable harm.
- ☐ Owing to its siting and separation distance from no. 6, it is considered the proposal would not result in undue overshadowing impact to the adjacent property, where unrestricted access to natural light from the rear elevation windows and garden space would be retained to the south.
- ☐ No concerns are had with the amenity impact of the proposed bedroom which would not project beyond the front elevation of the host dwelling.
- ☐ 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 Policies DM1, 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 proposal would increase the number of bedrooms from three to four and would require a maximum standard of two parking spaces, as stated in Appendix 5 of the adopted Rochdale Core Strategy. Notwithstanding the loss of the existing garage, the proposal would retain sufficient off-street parking space for two vehicles.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted 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 – Drawing no. O146-sk-04 received 11/12/2024
- ☐ Existing Site Plan – Drawing no. O146-sk-05 received 11/12/2024
- ☐ Proposed Site Plan – Drawing no. O146-sk-05 received 11/12/2024
- ☐ Existing Floor Plans, Elevations and Section Plan – Drawing no. O146-01 received 11/12/2024
- ☐ Proposed Ground Floor Plan – Drawing no. O146-sk-01 received 18/12/2024
- ☐ Proposed First Floor Plan – Drawing no. O146-sk-02 received 11/12/2024
- ☐ Proposed Elevations – Drawing no. O146-sk-03 received 18/12/2024

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	03/02/2025	Signed: SY
Authorisation	05/02/2025	Signed: RK

Report Author Sam Yuen