

APPLICATION NUMBER: 25/00423/HOUS

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Location:	49 Glamis Avenue, Heywood, OL10 2LX
Proposal:	Two storey side extension together with single rear and front extensions
Applicant:	Mr Graham Fitt
Case Officer:	Bob Melling
DETERMINATION DATE 18.06.2025	EXT OF TIME N/A
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. 49 Glamis Avenue, a two storey, semi-detached dwelling located in a residential area of Heywood. The property adjoins no. 51 Glamis Avenue to the southeast and is adjacent to no. 47 Glamis Avenue to the northwest. No. 38 Glamis Avenue lies directly across the highway to the southwest and there is open Green Belt land to the rear of the host property. The topography decreases in a southerly direction with the application property sited on lower ground than no. 47 Glamis Avenue.

Description of Proposal

Permission is sought for a two storey side extension, a single storey front extension and a single storey rear extension. The side extension would project 2.3m from the existing side elevation and would be set back 0.6m behind the main front wall at first floor level with the ridgeline set down accordingly. The front extension would project 1.5m from the principal elevation with a mono-pitched roof while the rear extension would infill the area between the proposed side extension and the existing rear extension. Materials for construction would match those used in the exterior of the existing property.

Relevant History

09/D52181 Rear Conservatory Extension To Dwelling
Grant subject to conditions (August 2009)

79/D09820 Private Garage And Utility Room Extension
Grant subject to conditions (March 1980)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no responses 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):

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 Development

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

- ❑ Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *'of high quality design and take the opportunity to enhance the quality of the area'* and to *'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.'*
- ❑ Glamis Avenue is a mature housing estate where properties have been variously extended and altered over time. Front porches and large side extensions are visible along the street. Therefore, it is not considered that the proposed development would appear at odds with the character of the surrounding area.
- ❑ The extensions are considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the existing property.
- ❑ Moreover, the extension would be finished in brickwork, roof tiles and window frames to match the existing property.
- ❑ Although the side extension would not comply with the 'terracing effect' requirements set out under Section 5.11 of the SPD for residential development, it is not considered that the proposed extension would result in an unduly harmful terracing effect given the fall in ground levels between no. 47 Glamis Avenue and the application property as well as the set back and reduction in ridge line that has been proposed.
- ❑ The design of the proposal is therefore acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ❑ Policy DM1 of the adopted Rochdale Core Strategy 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.'*
- ❑ It is noted that the proposed side extension would measure approximately 2.5m to the side elevation of no. 47 Glamis Avenue, which contains two windows. The absence of any planning history has meant that it has not been possible to ascertain what these windows serve, however, based on the floor plans of similar houses along Glamis Avenue, it is likely that the ground floor window serves the kitchen while the first floor window serves the landing – neither of which are considered habitable rooms. On this basis, it is not

considered that the proposed extension would result in an overbearing impact for the occupiers of no. 47 Glamis Avenue.

- ☐ The proposed rear extension would infill the area between the proposed side extension and the existing rear extension and would comply with the projection limits set out under Section 5.6 of the SPD.
- ☐ The proposed upper floor bedroom window would measure approximately 22m to the directly facing front elevation of no. 38 Glamis Avenue and there are no residential properties immediately to the rear of the application property.
- ☐ All habitable rooms within the application property would receive sufficient natural light and a 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 occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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:

Existing Layouts. Dwg no. CL 03255937/1
Existing Elevations. Dwg no. CL 03255937/2
Proposed Layouts. Dwg no. CL 03255937/3
Proposed Elevations. Dwg no. CL 03255937/4
Proposed Section And Notes. Dwg no. CL 03255937/5
Location Plan. Dwg no. CL 03255937/7

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.

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	19/05/2025	Signed: BM
Authorisation	11/06/2025	Signed: RC

Report Author Bob Melling