

Application Number:	25/00133/HOUS
Location:	26 Bankfield Lane, Rochdale, OL11 5RJ
Proposal:	Single storey front extension, front porch, rear dormer including alterations to fenestration to side elevation
Applicant:	Mr Abdul Ali
Case Officer:	Bob Melling
DETERMINATION DATE 08.04.2025	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. 26 Bankfield Lane, a detached dormer bungalow located in a residential area of Norden. The dwelling is located on a corner plot at the junction of Bankfield Lane and Mercer Lane, and faces west towards Bankfield Lane. No. 24 Bankfield Lane is adjacent to the south and nos. 28 Bankfield Lane and 1 Mercer Lane are located across the junction to the north. No. 27 Bankfield Lane is located across the highway to the west and the rear boundary of the curtilage borders the side boundary of no. 10 Mercer Lane. The street scene is characterised by dormer bungalows although there is a lack of uniformity given that dwellings have been variously extended over time.

Description of Proposal

Permission is sought for a rear dormer, a single storey front extension, a front porch and alterations to fenestration, including the removal of several windows and the replacement of the existing garage door with a window. The materials comprise matching brickwork, matching roof coverings and white uPVC cladding for the dormer face and sides.

Relevant History

23/00045/HOUS	Alterations to roof to include raising the eaves height together with a first floor front extension, a single storey side and rear, single storey front and application of render to all elevations - Granted STC March 2023
21/01538/HOUS	Conversion of dormer bungalow to two storey dwelling through first floor extension, part two part single storey side extension, single storey front extension, single storey rear extension, formation of new pitched roof including increase in eaves height - Granted STC February 2022

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 1 neutral representation was received in response to the proposed development. The comments raised questions over whether the application is retrospective and whether any additional work is proposed beyond what is shown in the submitted drawings. The application does include works that have already been completed however this does not prejudice the Council's decision. Moreover, the decision relates only to the drawings submitted with the application and these works are stated in the description of development. It is important to note that the application property has permitted development rights which allows certain types of development without the need for planning permission.

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.'* 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.'*
- ☐ No concerns are had with either the single storey front extension or the front porch given the lack of uniformity to the street scene. Front porches are visible along the street and the porch proposed under the current application would be an acceptable scale and design.
- ☐ The proposed rear dormer would have an acceptable scale and design that would appear consistent with the design of other dormers in the locality. While the use of white uPVC cladding is usually deemed unacceptable, it is noted that the existing front dormer is finished in white uPVC, as are a number of other dormer extensions in the immediate area. Therefore it would be unreasonable to request a different material in this instance.
- ☐ Lastly, it is considered that the proposed fenestration is sized and positioned appropriately.
- ☐ 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.'*
- ❑ The proposed rear dormer would measure at least 14.2m to the side elevation of no. 10 Mercer Lane and 12.3m to the rear boundary of the curtilage. The SPD requires a minimum separation distance of 21m between directly facing principal windows of habitable rooms at upper floor levels. Although it is noted that no. 10 Mercer Lane has two first floor windows and the proposed dormer would measure only 16m to these windows, it is not clear whether these windows are the principal windows of habitable rooms. However, it should be noted that the application property benefits from an extant planning permission (ref: 23/00045/HOUS) which includes the introduction of first floor bedroom windows to the rear elevation. On this basis, it is not considered that the proposed dormer would result in an undue loss of privacy for the occupiers of no. 10 Mercer Lane.
- ❑ 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.

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 retain sufficient space for two off-street parking spaces on the driveway in accordance with policy T2 and appendix 5 of the adopted Rochdale 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:

Existing & Proposed Plans. Dwg no. RAD/2772/25/5/RevA

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 development hereby permitted shall be in accordance with drawing RAD/2772/25/5/RevA unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, the 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	19/03/2025	Signed: BM
Authorisation	07/04/2025	Signed: TH

Report Author Bob Melling