

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00307/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 20.05.2025 **EXT OF TIME** 30.05.2025

Address: 11 Fulmar Gardens Rochdale OL11 5RB

Proposal: Two Storey Front Extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH

DATE: 30.05.2025

SITE

The site is located at 11 Fulmar Gardens, a semidetached two storey dwelling. The property benefits from off street parking, a front and rear garden. The dwelling is made up of red brick and white render.

The street scene is made up of similar dwellings and bungalows. The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for a two storey front extension and changes to the front fenestration.

The application will provide a larger living space on ground floor level and at first floor level will provide an extra bedroom and office space.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy
E1 Establishing thriving town, district and local centres

SO2 Creating successful and healthy communities

SO3 Improving design, image and quality of place
P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport
T2 Improving accessibility

DM1 General development requirements
SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties. No comments have been received.

ANALYSIS

Principle of Development.

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed development consists of a two storey front extension. The Guidelines and Standards for Residential Development SPD sets out guidance for extensions. To avoid a terracing effect the SPD sets out proposed development should be set back from the front main wall of the house. The proposed development projects 1.8m from the front elevation of the house, this does not comply with the SPD. However, due to the dwelling being set slightly back from the highway and the property is detached, there is little risk of a terracing effect. The dwelling is set within a large plot and due to having a front garden the front will not appear overbearing in the street scene.

Due to the layout if the cul de sac there is not a strong building line, as a result of this the front extension will not appear dominant within the street scene and is considered acceptable.

The proposed development consists of rendering the majority of the front elevation in white render and some red brick. This is considered acceptable as the existing dwelling has render.

As such, it is considered that the proposals would comprise a good standard of design and are considered acceptable.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils

Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The proposed development will comply with the space standards set out in the SPD, and will not have a negative impact on the privacy of the dwellings opposite. The dwellings opposite are angled away from the proposed development and this will maintain their privacy. The extension will project forward of the front elevation of neighbouring house to the south-west side, but due to the separation of the two houses and the limited forward projection of the extension, it is not considered that the proposed arrangement would be harmful in terms of visual intrusion or overshadowing to the neighbouring front facing windows.

The proposed development will provide sufficient light and outlook for occupiers.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not impact the driveway and is considered acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

RECOMMENDATION

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. This permission relates to the following plans and document:

- Location Plan
- Existing and Proposed Block Plan 24.3552.3
- Proposed Elevations 25.3552.SC.2
- Proposed Floor Plans 25.3552.SC.1B

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 saved Rochdale Unitary 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 and the National Planning Policy Framework.

Procedure 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.

Report Author Aimee Bovaird