

Application Number:	25/00457/HOUS
Location:	896 Oldham Road Rochdale OL11 2BN
Proposal:	Front dormer and single storey rear extension including roof light with patio
Applicant:	Mr Graham Partington
Case Officer:	Rosalind Gralton
DETERMINATION DATE 14/07/2025	EXT OF TIME
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NA
	Contrary to previous decision?	NA
	Called in or Planning Panel objection?	NA

Location

The application site relates to a two storey semi-detached property. The property benefits a large front driveway and a large rear garden area. The property has a detached garage and a single storey rear extension. An existing box rear dormer is located on the rear roofslope, and a pitched roof, smaller dormer is on the front roofslope.

Description of Proposal

Planning permission is sought for a pitched roof front dormer, and a single storey rear extension.

Relevant History

23/01154/HOUS Two storey side extension with pitched roof and car port following demolition of existing car port. Single storey rear extension together with alterations to fenestration on rear and side ground floor elevations (re-submission 23/00946/HOUS) Refuse 2023-12-18

23/00946/HOUS Two storey side extension with pitched roof and car port following demolition of existing car port. Single storey rear extension together with alterations to fenestration on rear and side ground floor elevations Refuse 2023-10-16

12/D55500 Erection of single storey rear extension and replacement rear dormer and construction of detached garage to rear of property. Grant subject to conditions 2012-07-03

Consultee responses

Not applicable.

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 Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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).

Summary of comments from neighbours, consultees and Planning Panel

The application was publicised by way of neighbour notification and site notice. No responses were received.

Amendments

Amendments were received to reduce the projection of the rear extension and amend the design of the dormer to the front, in order to match the existing dormer on the front roofslope.

Assessment

Design and Visual Amenity:

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposal is a single storey flat roof rear extension a height of 2.8m.

The proposed rear extension would be set away from the common boundary with the adjoining property to the north by 340mm, and set 2.6m away from the shared boundary with the property to the south.

The extension would measure 6975mm wide, and project 2630mm from the existing rear extension. The extension would be rendered to match the existing render on the property. The total projection of the extension, measured from No 894's rear elevation window, would be 3.34m. Visually, the rear extension is designed subservient to the host dwelling and would be considered acceptable. While a flat roof is not desirable, the extension would be located to the rear of the property and would not be unacceptable in this instance. The proposed doors and windows on the rear extension are designed to match the existing property, which is acceptable.

The proposed front dormer, as amended, is designed to match the existing dormer on the front elevation. The dormer is set 100mm down from the roof plane, 320mm from the edge of the roof and 100mm above the eaves.

Paragraph 5.16 of the Guidance and standards for residential developments SPD provides specific guidance on the principles of dormer extensions. While part (vi) of this guidance states dormer window should normally line up vertically with the existing windows, it is noted the unique front fenestration of the property, and therefore in this case the positioning of the dormer is considered acceptable. It is secured via condition that the materials of the proposed dormer will be conditioned to match that of the existing front dormer. Visually, the dormer is considered acceptable and would not have an unacceptable amenity impact upon the streetscene, or imbalance the adjoining property to the north.

Given the above, and subject to a condition securing matching materials, the design of the proposal is acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Residential Amenity:

Protection of residential amenity is considered under CS Policy DM1, 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. This is reflected in both the NPPF and PfE, which establish the importance of achieving high standards of residential amenity.

Paragraph 5.6 of the Guidance and standards for residential developments SPD states

'The following maximum standard will apply for single storey extensions:

- For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*

The proposed rear extension would be set away from the common boundary with the adjoining property to the north by 340mm, and set 2.6m away from the shared boundary with the property to the south. The total projection of the existing rear extension and the proposed 2630mm addition, would be 3.34m. As such, the proposed rear extension is in accordance with this guidance. The distance to the

shared boundary would match the distance over 3m, and therefore the 45 degree angle test as outlined in Figure 5 of the guidance is satisfied.

The proposed front dormer extension would match the proportions of the existing dormer on the property, a width of 2.1m, depth of 2.8m, an eaves height of 1m and a ridge height of 2.2m. While the proposed dormer would have obscure glazed panels, the proposal will have a 14m distance to the front boundary of the property, and a 40m window to window distance with the property at 917 Oldham Road. It is not considered the proposed front dormer would result in any unacceptable overlooking impact.

While the dormer is only 100mm off the edge of the roof; it is not considered the dormer would be overbearing to the neighbouring property to the south (896), given the 2.6m distance retained to the side boundary of the property.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed scheme would not alter the existing parking to the side which provides an off street parking space to the side of the property. No additional bedrooms are formed as part of the extension and ample off street parking space is available to the front of the property. These proposals would not result in any unacceptable parking arrangements or unacceptable impact upon road safety. The proposal would have no unacceptable impact on the existing off-street parking arrangements and is therefore considered acceptable in accordance with CS Policies DM1 and T2.

Recommendation: Approve subject to 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. This permission relates to the following plans:

- ☐ Location Plan – received 19/05/2025
- ☐ Amended Proposed Plans and elevations – 02 Rev A– received 11/07/2025
- ☐ Existing First Floor plan 05 – received 11/07/2025
- ☐ Existing Plan and Elevations 01 - received 19/05/2025

and the development shall be carried out in complete 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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials to the proposed rear extension and front dormer shall match that as shown on the existing rear extension and existing front dormer.

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	11/07	Signed: RGR
Authorisation	14/07/25	Signed:LA

Report Author Rosalind Gralton