

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00205/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 28.04.2025 **EXT OF TIME**

Address: 39 Broomfield Crescent Middleton M24 4EP

Proposal: First floor side extension and single storey front extension

PUBLCITY	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
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH **DATE:** 25/04/2025

SITE

The site is located at 39 Broomfield Crescent, a two storey semidetached dwelling with an attached side garage. The dwelling benefits from off street parking, front and rear gardens. The dwelling fronts Broomfield Crescent, the dwellings on the street have similar designs. The site is located in the Defined Urban Area.

PROPOSAL

The application proposes a single storey side extension and a front extension. The side extension will project over the existing garage and provide an extra two bedrooms and a bathroom. The single storey front extension will extend the garage to the front by 1.5m. The side first floor side extension will extend over the existing garage.

The proposed finishing materials will match the existing.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and 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 first floor side extension. The Guidelines and Standards for Residential Development SPD sets out guidance for first floor side extensions and the proposal complies with this.

The proposed ridge is set lower than the existing ridge, this results in the proposal being subservient to the host dwelling. The proposed windows will match the form of the existing windows and are considered acceptable.

The proposed front extension will project 1.5m from the front elevation, the dwellings are situated on large plots of land, and this will not result in the dwelling looking overbearing in the street scene.

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 introduce new windows on the front elevation. There are existing windows on the front elevation, the distance between the proposed windows and the opposite dwelling will not be reduced and is considered acceptable. No windows are proposed on the side elevation.

The new bedroom will have enough light and outlook, the proposed development will not have an impact on garden space therefore there will be no negative amenity impact for existing and future 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 leave enough room for an off street parking space, this will not have a negative impact on the highway. The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

GRANT 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
- Proposed Floor Plans and Block Plan 32103
- Proposed Elevations 31204

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 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