

Application Number:	25/00020/HOUS
Location:	21 Wickentree Holt, Rochdale, OL12 7PQ
Proposal:	One and a half storey side extension including rear dormer and alterations to fenestration.
Applicant:	Mr Scott Ratchford
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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).

Amendments

Amendments were sought to reduce the scale of the proposed extension in order to overcome residential amenity concerns.

Summary of comments from neighbours, consultees and Planning Panel

N/A

Assessment

Design and Visual Amenity: Are the following acceptable?

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	✓

While the proposed extension would have a greater massing than a typical single storey side extension given the use of the roof space as a habitable room, it is noted that the roof pitch would match the main roof and the extension would be set behind the main front gable. It would read clearly as a subservient addition to the host dwelling and the massing would not appear out of character with the surrounding development.

In addition, the proposed rear dormer would not be visible from the public highway and has been designed to accord with the design principles outlined in section 5.17 of the SPD. This includes the use of tiles to match the existing roof for the dormer face and sides.

Lastly, the submitted site plan indicates that the storage of refuse bins would be possible within the rear garden.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

The blank side elevation of the proposed extension would measure approximately 10.75m to the directly facing principal elevation of no. 40 Wickentree Holt. Section 4.1 of the SPD requires a minimum separation distance of 10m between a principal

window and any directly facing single storey elevation which does not contain a principal window to a habitable room. Although the proposed extension would be taller than a typical single storey extension, it is not considered that the extension would unduly overshadow or restrict the outlook of the facing dwellings. Therefore, it is considered that the proposed separation distance would be acceptable, in accordance with the SPD.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The proposed site plan indicates the provision of two off-street parking spaces to the front of the dwelling and both spaces would comply with Council standards regarding dimensions (2.4m in width x 4.8m in length). While this would result in the loss of a small section of the front lawn (circa 5sqm), it is not considered that this would have a detrimental impact on either drainage or the character of the street scene.

The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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. This permission relates to the following plans:

- Location Plan
- Existing and Proposed Plans. Dwg no. ml/sr/6308. Rev B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the development hereby permitted shall be in accordance with drawing number ml/sr/6308 (revision B) 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

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	21/02/2025	Signed: BM
Authorisation	27/02/2025	Signed: RC

Report Author Bob Melling