

APPLICATION NUMBER: 25/00750/HOUS

Application Number:	25/00750/HOUS
Location:	218 Manchester New Road, Middleton, M24 4BX
Proposal:	Single storey side and rear extension including alterations to roof of existing rear extension and installation of timber cladding.
Applicant:	Mr Michael Richmond
Case Officer:	Bob Melling
DETERMINATION DATE 29.09.2025	EXT OF TIME 18.11.2025
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

This application relates to no. 218 Manchester New Road, a two storey, semi-detached dwelling located in a residential area of Middleton. The application property faces the highway to the east and is adjacent to nos. 216 (north) and 220 (south). The rear boundary of the curtilage borders the rear garden of no. 11a Home Drive.

Description of Proposal

Permission is sought for a single storey side and rear extension. The proposed extension would have a flat roof with an aluminium capped parapet. The overall height of the extension would be approximately 3.4m. It would be finished using matching brickwork with a feature soldier course and would include sections of recessed black timber cladding. The front elevation window would be white uPVC to match the existing frames, while the bi-fold doors would be fabricated using black aluminium. The extension would be broadly triangular in shape and would also result in the raising of the roof height of the existing single storey rear extension.

Relevant History

N/A.

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No representations were received.

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 impact of the extension on the neighbouring properties.

Assessment

Impact on Character and Appearance

- ② The NPPF establishes that achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE policy JP-P1 and CS policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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.
- ② When viewed from Manchester New Road, the proposed extension would read as a subservient, proportionate and well-designed addition to the host dwelling.
- ② Although the rearward extent of the enlargement would have a somewhat unusual built form, it is considered that the detailing, such as the aluminium capped parapet, vertical solidier course, black aluminium bi-fold doors and recessed black timber cladding, would result in a high standard of design that would contrast with the original dwelling while also drawing clear visual cues from it.
- ② In light of the above assessment, it is considered that the proposed extension would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Impact on Residential Amenity

- ② 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.
- ② 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.'*
- ② Section 5.6 of the SPD outlines projection limits that single storey extensions should comply with.
- ② The proposed extension would comply with the projection limit in relation to no. 216 Manchester New Road, and it not considered to result in an undue loss of light or outlook for the occupiers of no. 216. Furthermore, it is not considered that the alterations to the existing single storey rear extension, namely the increase in height, would result in a material degree of harm beyond that caused by the existing extension.
- ② It is noted that a small section of the proposed extension would exceed the 3m / 45-degree projection limit when measured from the rear elevation of no, 220 Manchester New Road. Notwithstanding, it is considered that this exceedance would be relatively minor, particularly given the substantial size

of the neighbouring amenity space and the fact that the extension would be sited to the north of no. 220, thus limiting the degree of overshadowing.

- ☐ Moreover, it is not considered that any of the proposed windows would harm the levels of privacy currently enjoyed by the neighbouring occupiers.
- ☐ Lastly, it is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.
- ☐ As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE 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. The permission relates to the following plans:

- Location Plan. Dwg no. L001
- Existing Site Plan. Dwg no. L100
- Proposed Site Plan. Dwg no. L101rev1
- Existing Floor Plans. Dwg no. L200
- Proposed Floor Plans. Dwg no. L201rev1
- Existing Elevations. Dwg no. L300
- Proposed Elevations. Dwg no. L301rev2

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall be in accordance with drawing number L301rev2 unless otherwise approved in writing by the Local Planning Authority. This includes a requirement for the extension to be constructed in brickwork to match the existing brickwork.

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, the 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	24/10/2025	Signed: BM
Authorisation	17/11/2025	Signed: RK

Report Author Bob Melling