

APPLICATION NUMBER: 25/00885/HOUS

Application Number:	25/00885/HOUS
Location:	48 Somerset Grove, Rochdale, OL11 5YS
Proposal:	Single storey rear extension following removal of existing conservatory and chimney including new pitched roof over existing garage together with alterations to two ground floor side & rear windows
Applicant:	Mr Brian Wallace
Case Officer:	Bob Melling
DETERMINATION DATE 21.10.2025	EXT OF TIME N/A
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. 48 Somerset Grove, a detached bungalow located in a residential area of Rochdale. The application property faces northeast towards the highway and is adjacent to nos. 50 (east) and 46 (west). The rear boundary of the curtilage borders Rochdale Golf Course.

Description of Proposal

Permission is sought for a single storey rear extension following the demolition of the existing conservatory. The flat roof of the existing garage would be replaced with a pitched roof and the existing cladding to the front elevation would be replaced with render. The proposals would see the replacement of two ground floor windows and the removal of the chimney to the rear. The extensions would be constructed in materials to match the host dwelling. No specification has been provided for the render.

Relevant History

25/00886/CPL – Certificate of lawfulness for proposed side dormers and a roof light
– Pending determination.

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

Assessment

Impact on Character and Appearance

- ☐ 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.
- ☐ The single storey rear extension would be a proportionate addition to the host dwelling with a depth of approximately 4m and an appropriate roof design.
- ☐ The replacement of the flat roof over the existing garage with a dual-pitched roof is considered to represent an improvement in terms of design.
- ☐ No objections are had in principle to the replacement of the existing front elevation cladding with render, subject to a suitable choice of colour. This detail can be secured by a planning condition.
- ☐ No concerns are had with the loss of the chimney, which is located to the rear, or the replacement windows, subject to the use of matching frames. This detail can be secured by a planning condition.
- ☐ Subject to the recommended conditions, it is considered that the proposed extensions and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Impact on 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.
- ☐ 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.'*
- ☐ The position of the proposed extension dictates that neighbours to the east would not be unduly affected by the extension as a result of the stepped building line and the separation distance between the proposed extension and the common boundary with no. 46 Somerset Grove.
- ☐ It is also noted that the proposed extension would not project beyond the rear elevation of the property to the west, no. 50 Somerset Grove.
- ☐ However, the proposed extension, coupled with the addition of a pitched roof above the existing garage, would increase the mass of the property adjacent to the boundary with no. 50. The roof space accommodation at no. 50 on the facing elevation comprises a small dormer extension housing a bathroom with an obscurely glazed window in the side wall. However, at ground floor level are two facing windows, within relatively close proximity (approximately

4m) of the shared boundary. It is acknowledged that these windows are already somewhat compromised by the presence of the existing garage at the application property and a 2m boundary fence, which limits outlook and results in a certain level of overshadowing.

- ☐ While the proposed extension and roof alteration would clearly result in an increased impact on these windows at no. 50, it is considered that, as a result of the stepped and angled arrangement of the properties, and the orientation of the dwellings, the impact would not result in any undue harm to the amenity of neighbouring occupants. Additional overshadowing impacts would be limited to earlier hours during the day, and the roof of the proposed rear extension would be pitched away from the side elevation of no. 50.
- ☐ As such, it is considered proposed development would have an acceptable impact on the neighbouring occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with CS policy DM1, the SPD 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:

- Site Location Plan
- Existing Floor Plans. Dwg no. 25.3630.1
- Existing Elevations. Dwg no. 25.3630.2
- Proposed Floor Plans. Dwg no. 25.3630.10
- Proposed Elevations. Dwg no. 25.3630.11
- Existing & Proposed Block Plans. Dwg no. 25.3630.12

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 brickwork, roof coverings and window frames 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

Article 35 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.

	Date	Officer
Report Completed	21/10/2025	Signed: BM
Authorisation	21/10/2025	Signed: RK

INFORMATIVE:

1. The applicant is advised that the implementation of this planning permission (reference 25/00885/HOUS) would render incapable of implementation the concurrent Certificate of Lawful Development (reference 25/00886/CPL). The applicant should note that the implementation of one scheme would preclude the lawful implementation of the other.

Report Author Bob Melling