

Application Number:	25/00301/HOUS
Location:	12 Rochbury Close, Rochdale, OL11 5JF
Proposal:	Single storey side extension following demolition of existing garage
Applicant:	Adhila Awan
Case Officer:	Rosalind Gralton
Recommendation:	Approve subject to conditions

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

Location

This application relates to no. 12 Rochbury Close, a large detached bungalow. The property has a detached garage as existing and a large single storey side and rear extension. The site is benefitted by a splayed corner plot, extending to the side towards the rear.

Description of Proposal

Permission is sought for a single storey side and rear extension on the western side elevation of the original property and adjoining onto the side elevation of the existing single storey rear extension. The proposed extension would remove the existing detached garage and the property would result in being a 'U' shape design. A 850mm gap is proposed between the proposed extension and the side boundary.

The proposal would accommodate an additional lounge, bedroom, en-suite and walk in wardrobe.

The extension is designed with a part pitched roof to match the main dwellinghouse roof from the front, and part flat roof to the rear.

The extension would be constructed in materials to match the existing property as stated on the application form.

Value Added

The proposal was amended following concerns raised of the neighbour at No 10. The amended proposal increased the set back of the extension from the front elevation, and re-organised the internal layout to remove the bedroom windows proposed on the side elevation facing No 10, and replacement with a bathroom window.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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).

Amendments

N/A

Summary of comments from neighbours, consultees and Planning Panel

No formal objection letters received.

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	✓

CS Policies P3 and DM1 require development proposals to adhere to high quality design and enhance the borough's identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. In addition, paragraph 131 of NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF explains that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic

to local character and history, including the surrounding built environment and landscape setting.

The streetscene of Rochbury Close is comprised of both horizontal and vertically oriented bungalows within a cul-de-sac setting. The properties benefit from large spacious plots, many of which have been extended significantly to the sides and rear with detached garages and long driveways. The amended proposal is a single storey side and rear extension, which has a setback of 2.1m from the front elevation and 18m from the highway. It is sited on land to the side of the property between No 12 and No 10, replacing a former detached garage.

The proposed roof ridge and eaves height would match the main dwellinghouse as viewed from the front elevation. At the extension's depth of 8.2m, the roof of the extension becomes a flat roof, which due to the splayed boundary, would not be visible from the streetscene.

While the proposed extension would erode some sense of spaciousness to the side of the property, the proposed extension is set back by 2m from the front elevation of the property, and would retain 800mm to the side boundary shared with No 10.

The proposed extension would be erected using matching materials and windows, and is considered acceptable.

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.

The proposed single storey side extension would propose an additional bedroom to the property with a floor area of 12.8sqm. The bedroom will be served by two floor length windows directly facing the side boundary shared with No 10.

No 10 benefits from a habitable room window, located on the side elevation facing directly onto No 12. Given the siting of the properties as demonstrated on the approved block plan, No 10 is sited 4.7m forward of No 12. The amended proposal sets the extension back, a total of 6.7m behind the front elevation of No 10. Given the siting of the living room window in question, and the setback from the front elevation, while the outlook of the living room window would be altered, the impact of harm in relation to loss of light and sense of overbearing would be limited, and not considered unacceptable. Notwithstanding, permitted development rights are well established to allow the construction of side extensions at single storey scale.

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	✓
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Parking provision	✓
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The proposed scheme would remove the existing detached garage and the driveway space to the side of the property. However a driveway that can accommodate 2-3 cars is retained. While an additional bedroom is created on the property it is not considered the proposal would increase parking requirements and replace with a side hung door which would not accommodate vehicle storage. Additionally the proposal would add 2 bedrooms to the property, it is considered there is sufficient parking on the property including room retained to the side, to accommodate the required number of vehicles in this instance. 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 26/03/2025
- ☐ Amended Proposed Elevations – 24.3496.SC1.2B– received 29/05/2025
- ☐ Amended Proposed Block Plans – 24.3496.3A– received 29/05/2025
- ☐ Amended Proposed Floor Plans – 24.3496.SC1.1B – received 29/05/2025

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 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 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
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Report Completed	02/06/2025	Signed: RGR
Authorisation	04/06/2025	Signed: RK

Report Author Rosalind Gralton