

APPLICATION NUMBER: 25/00187/HOUS

Application Number:	25/00187/HOUS
Location:	30 Brookway, Littleborough, OL15 8BU
Proposal:	Part two storey part single storey rear extension following removal of existing conservatory and alteration to side fenestration (Resubmission of 24/01267/HOUS)
Applicant:	Mr & Mrs Mark & Catherine Robinson
Case Officer:	Sam Yuen
DETERMINATION DATE 22.04.2025	EXT OF TIME
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

The application relates to 30 Brookway, a two-storey semi-detached dwelling located within a residential cul-de-sac in Littleborough. The dwelling is adjoined by no. 28 Brookway to the south-east, adjacent to no. 24 Brookway to the south-west, adjacent to nos. 25, 27 and 29 Brookway to the north-west, and faces the highway to the west. To the rear, the property backs onto parking spaces and faces the rear elevation of no. 32 Brookway to the north-east.

The application property is situated in Flood Zone 2 and within the Critical Drainage Area. A small area of land to the north of the property, mostly restricted to the highway of Brookway has been identified to contain a 3.3% (1 in 30) chance of surface water flooding.

Description of Proposal

Planning permission is sought for the a two-storey rear extension and single-storey side extension which projects 3.65m and 1.25m from the rear and side elevation of the dwelling respectively, following the demolition of the existing conservatory. The two-storey extension is characterised by a gable-fronted roof form and is set down 0.9m below the ridge line with matching height to eaves. The side extension comprises a lean-to roof form and has a ridge height of 3.09m and a height to eaves of 2.61m.

The proposed plans also indicate the insertion of a first-floor window to the north-west facing side elevation to accommodate an en-suite.

The proposal would be constructed from materials matching the host dwelling.

The application is a resubmission of 24/01267/HOUS with amendments made to the internal layout and alteration of the ground-floor rear-facing window.

Relevant History

24/01267/HOUS - Part two storey part single storey rear extension following demolition of existing conservatory and alteration to fenestration – Refuse

Officer's Comments:

1. By virtue of the failure to comply with the minimum separation distances outlined in paragraph 4.1 of the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the proposed first floor window on the side elevation of the host dwelling and serving a bedroom, would result in a harmful loss of privacy for the occupants of 27 Brookway and 29 Brookway. The proposal therefore does not accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.
2. By virtue of its design, siting and scale, the proposed part two storey, part single storey rear extension would result in a poor standard of amenity for the present and future occupants of the host dwelling due to the inadequate provision of light and outlook to the existing habitable room identified as the kitchen/dining room. Additionally, the rooms identified as 'bedroom 4' and 'master bedroom' in the drawing 'proposed details' (drawing no: 24.3478.2B) would provide insufficient floor area for bedrooms and would not meet the minimum requirements set out in the 'Technical Housing Standards – Nationally Described Space Standard'. This would lead to a poor standard of living conditions for the present and future occupiers of the host dwelling. The proposed development would therefore be contrary to Policy DM1 of the adopted Rochdale Core Strategy, the Council's adopted 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Township/Member comments

N/A

Consultee responses

N/A

Representations

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

Policy

National

National Planning Policy Framework (NPPF)
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:

Policy JP-S4 Flood Risk and the Water Environment

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
G8	Managing Water Resources and Flood Risk
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Amendments

N/A

Assessment

Design: DM1 and P3

- ☐ The proposal follows a previous submission (ref: 24/01267/HOUS) and comprises minor alterations to the internal layouts and fenestration.
- ☐ The principle of the design of the extension has been established in the previous Officer's report. Notwithstanding, the proposed two-storey rear extension is consistent with the adjacent rear extension of no. 28 in its built form, gable-fronted roof form, materials and detailing. The proposed development therefore constitutes a subservient and sympathetic addition to the host dwelling.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE, and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted CS, 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.
- ☐ As the proposed projection has not changed from the previous submission, the following assessment relates only to the components of the extension which formed the original refused decision.
- ☐ The original submission raised concerns relating to overlooking impacts between the previously proposed bedroom window and the first-floor windows of nos. 27 and 29. In light of this, the revised plans has substituted the bedroom space with an en-suite which would not be subject to the minimum space standards of Section 4.1 of the SPD and would be acceptable. A planning condition for obscure glazing has been recommended in the interest of residential amenity.
- ☐ The revised plans have also removed internal walls between the kitchen/dining room and the proposed family room. The width of the patio doors has also been widened. As the rooms have been consolidated into a single space, it is considered the activities associated with the habitable rooms can be carried out in the rearmost part of the extension, which would benefit from sufficient access to natural light and would be acceptable.
- ☐ The internal floor area of the proposed master bedroom has been increased to 14.51m² following the omission of the en-suite and would meet the requirements of the Nationally Described Space Standards (NDSS).
- ☐ Taken as a whole, the revised plans have satisfactorily addressed the previously raised concerns and would not unduly impact on the amenity of

the occupants of neighbouring properties, in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and would be acceptable in accordance with Policies T2 and DM1 of the adopted CS.

Flood Risk: G8

- ☐ Policy G8 of the Core Strategy sets out the Council's strategy for managing water resources and flood risk more effectively in the interests of public safety, protecting property and infrastructure and the conservation of the natural environment.
- ☐ The host property is sited within Flood Zone 2 which has been shown to have a 0.1% to 1% chance of flooding. The previous Officer's report has already judged the flood risk and drainage to be acceptable. Notwithstanding, the applicant has confirmed the finished floor levels would not be set lower than the existing ground floor level which is approx. 200mm higher than the external ground level.
- ☐ On this basis, it is considered the flood risk to the proposed development would be acceptable, in accordance with Policy G8 of the adopted CS, Policy JP-S4 of the 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 – received 25/02/2025
- ☐ Existing and Proposed Site Plan – Drawing no. 24.3478.3 received 26/02/2025
- ☐ Existing Floor Plans and Elevations – Drawing no. 24.3478.1A received 25/02/2025
- ☐ Proposed Floor Plans and Elevations – Drawing no. 24.3478.2C received 25/02/2025

and the development shall be carried out in 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 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 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the en-suite windows in the first floor on the north-west facing side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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	16/04/2025	Signed: SY
Authorisation	17/04/2025	Signed: RK

Report Author Sam Yuen