

<b>Application Number:</b>	25/00221/HOUS
<b>Location:</b>	1 Carrington Close, Smallbridge, Rochdale OL16 2QE
<b>Proposal:</b>	First floor side and rear extension
<b>Applicant:</b>	Mr Anwar Ali
<b>Case Officer:</b>	Sam Yuen
<b>DETERMINATION DATE</b> 26.06.2025	<b>EXT OF TIME</b> <b>20.08.2025</b>
<b>RECOMMENDATION:</b>	<b>Grant subject to conditions</b>

<b>DELEGATION</b>	<b>Applicant a Council Member or officer?</b>	<b>N</b>
	<b>Contrary to previous decision?</b>	<b>N</b>
	<b>Called in or Planning Panel objection?</b>	<b>N</b>

<b>COMMENTS</b>	<b>Planning Panel comments received?</b>	<b>N</b>
	<b>Neighbour comments received?</b>	<b>N</b>

<b>CONDITIONS</b>	<b>Pre-commencement conditions proposed?</b>	<b>N</b>
	<b>Pre-commencement conditions agreed (or notification period expired)?</b>	<b>N/A</b>

### **Location**

The application relates to no. 1 Carrington Close, a two-storey detached dwelling located in a residential estate in Smallbridge. The dwelling is adjacent to no. 3 Carrington Close to the southeast, adjacent to no. 16 Wheelwright Drive to the northwest, and faces the highway to the southwest. The rear curtilage boundary backs onto the rear curtilage boundaries of nos. 2 and 4 Turnfield Close to the northeast. The dwelling is characterised by mock-Tudor detailing including vertical and horizontal beams and a front projecting gable.

### **Description of Proposal**

Planning permission is sought for a first-floor side and rear extension which projects 5.4m and 1.86m from the side and rear elevation of the dwelling respectively, above the existing attached garage. It is characterised by a cross-hipped roof form which is set down 0.83m from the ridge line with matching height to eaves.

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

## **Relevant History**

N/A

## **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 21<sup>st</sup> March 2024. The following policies are relevant:

**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 19<sup>th</sup> October 2016. The following policies are relevant:

**P3** Improving Design of New Development

**DM1** General Development Requirements

**T2** Improving Accessibility

**Appendix 5** Schedule of Parking Standards

### **Amendments**

Following comments from the Planning Officer, amendments were made to the proposed plans, including:

- ☐ Amendment to the roof forms of the extension;
- ☐ Addition of mock-Tudor style beams to the first floor of the front elevation; and
- ☐ Addition of a canopy to the ground floor of the front elevation.

### **Assessment**

#### **Design: DM1 and P3**

- ☐ The NPPF states 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 Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, 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 proposed extension would be sited above the existing attached garage and would be contained within the original footprint of the dwelling. By virtue of its set-down and setback from the main dwelling, the resultant development would not appear as a dominant addition to the host dwelling.
- ☐ Likewise, no concerns are had regarding any potential harm arising from the 'terracing effect' due to its substantial 3m setback and the varied house types between the adjacent dwellings.
- ☐ The use of a cross-hipped roof, as amended, would also constitute satisfactory design.
- ☐ The applicant has accepted amendments to include mock-Tudor architectural detailing such as the decorative beams and canopy on the proposed extension which would continue the vernacular of the host dwelling and would appear in keeping.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

#### **Amenity: DM1 and SPD**

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, 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.
- ☐ The proposed extension does not project beyond the existing elevations of the dwelling and would maintain separation distances which exceed the minimum standards set out in Section 4.1 of the SPD. As such, the proposal would not adversely impact on the amenity of the neighbouring occupiers.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

**Highways and Parking: DM1 and T2, Appendix 5**

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed development would not impact on the provision of off-street parking spaces for the host property, which would be retained to the front driveway.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

**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 05/03/2025
- ☐ Existing Site Plan, Floor Plans – drawing no. 2264/1 received 16/07/2025
- ☐ Existing Elevations – drawing no. 2264/2 received 16/07/2025
- ☐ Proposed Site Plan and Ground Floor Plan – drawing no. 2264/3 received 16/07/2025
- ☐ Proposed First Floor Plan – drawing no. 2264/4 received 16/07/2025
- ☐ Proposed Roof Plan – drawing no. 2264/5 received 16/07/2025
- ☐ Proposed Elevations – drawing no. 2264/6 received 16/07/2025

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.

### **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.

	<b>Date</b>	<b>Officer</b>
<b>Report Completed</b>	19/08/2025	Signed: SY
<b>Authorisation</b>	20/08/2025	Signed: TH

Report Author Sam Yuen