

APPLICATION NUMBER: 25/00215/HOUS

Application Number:	25/00215/HOUS
Location:	Coach House Falinge Road Rochdale OL12 6LD
Proposal:	Single storey rear extension to existing garage following demolition of existing garage extension
Applicant:	Mr O'Neill
Case Officer:	Majid Mir
DETERMINATION DATE 03.10.2025	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 the Coach House. The Coach House is a two storey formed in an 'L'. With the attached single storey garage the structures create a 'U' form with a central court area to the front.

The curtilage of the Coach House is located with a wider gated residential complex within which the application property is located to the northeast. Bentfield is a large two residential dwelling located in the centre of the complex. Bentfield has a large garden located the front (west of the complex) and to the side (north of the complex). Meadow Lodge, a two storey residential dwelling, is located to the southeast of the site. Bentfield Lodge is located to the northwest of the complex. Access to the complex is shared between the Coach House, Bentfield and Meadow Lodge. The access is located to the southwest and off Falinge Road.

The complex has numerous trees on it which are protected by a Tree Preservation Order (TPO032).

Description of Proposal

The application seeks planning permission to construct a single storey extension to the rear of the existing garage. The proposed extension would replace a smaller extension.

The proposed extension would be 5m in depth and 10.9m wide. The proposed extension would be constructed using brick and slate that would matching the existing.

Relevant History

78/D07958	Conversion Of Coach House Into Single Dwelling. Decision: Approved.
81/D13263	Outline Application For Dwellinghouse With Ancillary Outbuildings And Double Garage. Decision: Approved.

Township/Member comments

Not applicable.

Consultee responses

Tree Officer
Not response received.

Conservation And Design
No objection

Representations

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. No responses have been received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1	Sustainable Development
JP-P2	Heritage
JP-G6	Urban Green Space
JP-G7	Trees and Woodland

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:

G1	Tackling and adapting to climate change
G6	Enhancing green infrastructure
G7	Increasing the value of biodiversity and geodiversity
P1	Improving image
P2	Protecting and enhancing character, landscape and heritage
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

The roof design of the proposed extension has been amended from a lean-to mono pitched roof to a dual pitched gable roof design that mimics that design of the existing garage.

Assessment

Design and Heritage

- ☐ Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.
- ☐ Additionally, the NPPF states that the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- ☐ The application property would meet the criteria of a non-designated heritage asset. The Coach House is a two storey residential property constructed using red brick and slate. The Coach House has a 'U' form with the garage projecting beyond the front elevation of the Coach House. The Coach House consists of numerous small architectural detailing that create an attractive front elevation. However, a small UPVC conservatory to the side does have a negative impact.

- ☐ The design of the proposed extension to the rear of the existing garage has been amended to mimic the roof design of the existing garage. The pitch of the roof, eaves and ridge would all match the roof of the existing garage. The proposed extension would also be constructed using matching materials. The overall design of the proposed extension would be in keeping with the garage and the property as whole.
- ☐ When viewed from the front, views of the garage extension would be limited. Additionally, views of the proposed extension from public vantage points would be limited to partial views from the lane to the rear.
- ☐ Consultation with the Council's Conservation Officer confirms no objection to the development, noting that the site is not within a conservation area and is also sufficiently removed from locally listed heritage assets to not have an impact on their setting. With this in mind it is considered that the proposed development would have a neutral impact on the significance of this non-designated heritage asset.
- ☐ The design of the proposal is therefore acceptable and accords with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the PfE, the SPD and the NPPF.

Amenity

- ☐ Paragraph 135 of the NPPF advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments 'should be carefully designed to protect the amenity of the occupants of adjoining properties.'
- ☐ The application property is located within a gated residential complex. The proposed extension would be located close to the shared boundary with Bentfield, which is another property located within the gated residential complex. The relationship between the two properties is irregular. The front of Bentfield faces west with the application property located to the northeast. The application property is also set on higher ground than Bentfield. The main garden areas for Bentfield are to the front and side. As noted above, Bentfield enjoys a large garden to the front that is grassed. To the side of Bentfield, and close to the location of the proposed extension, Bentfield has a large conservatory on the side elevation.
- ☐ The proposed extension would be in the direct line of the conservatory and would impact on the amenity space to the side. However, as noted above, the proposed extension would be sited to the northeast (of Bentfield) and this part of the site is already overshadowed by trees that would be removed as a result of this development. Furthermore, Bentfield enjoys a large front garden area and the conservatory would retain access to light from west and the north. Additionally, the area of the garden that would be impacted by the proposed extension appears to be small corner of the garden that is likely to

be least used. With all these matters given due consideration as well as the impact of overshadowing from the existing trees it is considered, on balance, that the proposed extension would not lead to an undue loss of light and outlook for the residents of Bentfield.

- ☐ The proposed garage does not propose any windows on the rear elevation, however, considering the distance to the neighbouring property and the height difference, it is considered appropriate to include a condition restricting the addition of windows on the rear elevation of the proposed extension.
- ☐ A garage is considered a functional room and therefore there are no concerns in regard to light and outlook for users of the proposed extension.
- ☐ On balance, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the application property and therefore would be in accordance with policy DM1 of the Core Strategy, the PfE, the SPD and the NPPF.

Highways and Parking

- ☐ The application property is located within a gated residential complex. The proposed extension would see the garage size increased. The property is located off the highway and there is already sufficient parking for substantially more than 2 vehicles.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1 of the Core Strategy, the PfE, the SPD and the NPPF.

Trees

- ☐ Policy P1 of the adopted Core Strategy states that the Council will ensure new developments improve the image of the borough by helping to 'green' the urban environment, for example by securing tree planting on sites and along streets and roads. Policy G6 states that the Council will expect development proposals and other proposals affecting green infrastructure to avoid the loss of existing urban greenspace or features (e.g. trees) unless suitable alternative provision is made, it has limited value, and its development or change of use will help to meet other sustainability or local regeneration objectives. Additionally, it is expected development proposals and other proposals affecting infrastructure will protect ancient woodlands and hedgerows, support new woodland and tree planting in new developments, and replace removed trees from a site at a ratio of 2:1.
- ☐ The Places for Everyone Joint DPD (PfE) also puts emphasis on the need to protect and plant trees. Policy JP-G7 also requires developments that would result in the loss of existing trees, to replace the trees on the basis of two new trees for each tree lost, or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area, with a preference for on-site provision.

- ⑦ There are numerous trees within the site and the wider residential complex that are protected under a Tree Preservation Order. The application is supported with an Arboricultural Impact Assessment (AIA) which identified four trees (T1 to T4) plus one group of trees (G1). The group of trees identified as G1 appear to be numerous small shrubs with trees mixed in. The tree states that G1 consists of Common Holly, Spotted Laurel, Weigela, Rhododendron and Fatsia. The report identifies that there are approximately three Holly stems above 75mm within group, with all other stems below 75mm diameter. In total there appears to be approximately seven trees that will be removed to allow for the development of the proposed extension.
- ⑦ The AIA assessed the condition of the trees and gave them all a grading of C1. Those trees in category C represent trees that are of low quality and value. Furthermore, the AIA concluded that the trees are of low stature and largely obscured by existing residential properties. Furthermore, it is noted that trees are sited close to the existing building and are likely to restrict growth. Overall, it is considered that the trees are of low amenity value. The AIA also has identified two separate areas where replacement trees can be planted. These two areas would have sufficient space to plant 14 trees to replace the seven trees that would be removed.
- ⑦ As such, subject to the addition of a condition requiring the removed trees to be replaced at a ratio of 2:1, it is considered the proposal is acceptable and would accord with relevant policies within the Core Strategy, the PfE, 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 development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan. Drawing number: P07A
- Existing Site Plan. Drawing number: P05
- Existing Floor and Roof Plans. Drawing number: P01
- Existing Elevations. Drawing number: P02
- Proposed Site Plan. Drawing number: P06B
- Proposed Floor and Roof Plans. Drawing number: P03B
- Proposed Elevations. Drawing number: P04B

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 saved Rochdale Unitary Development Plan, 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 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.

4. Notwithstanding the details shown on the approved plans, prior to first occupation of the extension, full details of replacement tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the planting plans, specifications and schedules (including planting size, species and numbers/densities) and a scheme for the timing / phasing of implementation works.

The works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner.

The trees planted in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with Core Strategy Policies G6 and G7, Policies JP-G6 and JP-G7 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, no windows or openings shall be installed on the rear elevation facing west towards Bentfield on the development hereby approved.

Reason: In the interest of amenity and in compliance with Policy 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
Report Completed	22/09/2025	Signed: MM
Authorisation	01/10/2025	Signed: RC

Notes for Applicant:**1. Birds**

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

2. Bats

All bats and their roosts are protected under the Wildlife and Countryside Act 1981; the Countryside and Rights of Way Act 2000; the Natural Environment and Rural Communities Act 2006; and by the Conservation of Habitats and Species Regulations (2010). Before any work can proceed which may cause harm to bats, a License will need to be obtained from Natural England derogating from the terms of the legislation protecting bats. The License application process is separate from any grant of planning permission.

Report Author Majid Mir