

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00570/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 25.08.2025 **EXT OF TIME**

Address: 15 Bonscale Crescent Middleton Rochdale M24 5LX

Proposal: Part two storey, part single storey rear extensions, front porch extension, insertion of new window to side elevation and the application of render to match existing

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION

REFUSE

CHECKED AND SIGNED OFF BY: TH **DATE:** 16/09/2025

SITE

The site is located at 15 Bonscale Crescent, Middleton. This is a two storey end terraced dwelling. The property faces the highway to the east and is adjoined to 17

Bonscale Crescent. The property benefits from off street parking and a rear amenity space.

The site is located within the Defined Urban Area.

PROPOSAL

The application seeks permission for a part two storey, part single storey rear extensions, front porch extension, insertion of new window to side elevation and the application of render to match existing.

On the ground floor the ground floor extension will provide an accessible bedroom and an extended living room. On the first floor the proposed development will provide an additional bedroom ensuite and bathroom.

RELEVANT PLANNING POLICY

National

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

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development

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).

RELEVANT SITE HISTORY

24/00647/HOUS - Proposed single storey front extension - Refused

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties, no comments have been received.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The

site is located with a predominately residential area and the principle of development is considered acceptable.

Design

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.

The proposed development will be finished with part flat roof part pitched roof, the proposed flat roof looks at odd with the existing roof. However, on balance due to the rest of the extension being finished with a pitched roof it is considered acceptable as it will not be seen from the highway and is subservient to the host dwelling.

The proposed development is to be finished in render to match the existing dwelling, this is considered acceptable.

The proposed development would also consist of a front porch, this is considered modest in scale and would not have a negative impact on the street scene.

For the above reasons, it is considered that the proposals would comprise a good standard of design and are considered acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework 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 SPD sets out guidance for two storey and single storey rear extensions.

For a single storey extension, *'a point 3m along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling'* the proposed single storey extension projects 4m from the rear elevation of the adjoining house at no. 17 and this does not comply with the SPD and is not considered acceptable. The portion of the extension closest to the adjacent (detached) neighbour at no. 13 will be two-storeys in height and will project around 5m from the rear elevation of that property, measured at the mutual boundary, also breaching this limit.

The SPD also sets out guidance for first floor rear extensions, it sets out that planning permission will not normally be granted for first floor extensions that *'project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling'*. Whilst the first-floor element of the extension has a staggered design, the part of it closest to the boundary with no.17 would intrude slightly into a 30 degree line measured drawn from a point 2.4m along the boundary from the rear elevation of the adjoining house.

As a result of the proposed development not complying with the SPD, the development will have a negative impact on neighbour amenity. The development

will have an overbearing impact on the neighbour and is considered overdevelopment of the plot.

The proposed development will introduce new windows, one on the ground floor side elevation and one on the first floor side elevation. The proposed window on the first floor should be obscure glass as it serves a bathroom, the proposed ground floor window will serve a kitchen. The proposed windows should not result in a loss of amenity for neighbouring dwellings.

As such, it is considered that the proposals would not comprise a good standard of amenity for future occupiers and surrounding occupiers and not accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed development will not have an impact on the existing parking or highway.

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF

RECOMMENDATION

REFUSE for the following reasons:

1. The proposed development would to an unacceptable impact on residential amenity for neighbouring dwellings. The development would have an overbearing negative impact on no.13 and 17 Bonscale Crescent due to it not complying with the Residential SPD. The proposal would therefore be contrary to the residential amenity aims of policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

Procedure Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informative

For the avoidance of doubt the decision relates to the following plans:

- Existing and Proposed Site Plan Sheet 6
- Proposed Floor Plans Sheet 4
- Proposed Elevations Sheet 5

