

APPLICATION NUMBER: 25/00276/HOUS

Application Number:	25/00276/HOUS
Location:	868 Oldham Road Rochdale OL11 2BN
Proposal:	Single storey rear and side extension including demolition and rebuild of existing outbuilding
Applicant:	Mr & Mrs Webb
Case Officer:	Rosalind Gralton
DETERMINATION DATE 13.05.2025	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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

Location

The application relates to no. 868 Oldham Road, a two storey semi-detached property located south of Balderstone. The dwelling faces north-east onto the highway, adjoining to no.866 to the north-west and adjacent to no.870 to the south-east. The rear boundary of curtilage borders a large stretch of open space classified as green belt. The property currently benefits from off road parking sited to the front of the dwelling, a detached garage and a sufficiently sized rear garden

Description of Proposal

The proposal seeks planning permission for a single storey side and rear extension, a raised terrace and an extension to the existing fence. The single storey side extension would project 2.7m from the side elevation of the original build, and the rear enlargement would extend 3.9m from the rear elevation of the host property. The proposed development would have a maximum height of approx. 4m and a height to eaves which ranges from 2.6m to 4m. The raised terrace would be sited 0.72m above ground floor level and would facilitate access to the rear enlargement given the change in topography. The existing boundary fence would also feature a 0.5m increase in height.

Relevant History

21/01297/HOUS - Single storey side and rear extension, raised terrace to the rear and extension to existing fence. – Grant subject to conditions

Township/Member comments

Not applicable

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring properties and a site notice was posted. No responses were received.

Policy

National

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

Regional

Places for Everyone (PfE) Joint Development Plan

JP-P1 – Sustainable Places

Local

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
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

None Applicable

Assessment

Design: DM1 and P3

- ❑ Policy DM1 of the Rochdale Core Strategy requires “*development to be of high quality design taking opportunity to enhance the quality of the area.*”
- Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all

new development must *“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.”* Paragraph 5.1 of the SPD states that new developments *“should be designed to be in keeping with the host property and generally should be subservient to it.”*

- ② The application site is a two storey semi-detached dwelling situated south of Balderstone. The immediate locality is relatively uniform and characterised by a visually coherent architectural design, materiality, massing and scale. The two storey dwellings sited within the immediate vicinity are built in red brick, partially rendered in white or cream and are hip roofed.
- ② The proposal relates to a single storey side and rear enlargement, a raised terrace, an extension to the existing fence, and demolition and rebuilding of the single storey outbuilding garage to the side of the property. The proposed side and rear extension, and replacement outbuilding would be erected with a flat roof, with matching brick to the front and render to the rear. As such, from the front elevation the materiality of the development would be coherent with the host property and wider street scene. While the proposed flat roof of the extensions and the outbuilding would not be in keeping with the host property, the extension is set well back from the front elevation and at single storey, is not considered to harm the visual amenity of the area. The single storey garage is not set as far back, however it is not considered the pitched roof on the garage is a significant feature of the overall design of the property which would be unacceptable if changed to a flat roof in this instance. Therefore, it is considered that the proposal would be appropriately designed and would be a proportionate addition to the host dwelling.
- ② The proposed raised terrace would be appropriately designed and would respect the architectural design of the locality. It is also noted that the extension to the existing fence would also be in keeping with the current boundary treatment.

Summary

- ② In view of the above assessment, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

Overbearing and Overshadowing Impact and Privacy

- ② DM1 (c) of the Adopted Rochdale Core Strategy outlines that development should not *“adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ② Paragraph 5.6 of the SPD states *“for attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).”* The adjoining property at no.866 Oldham Road contains a single storey rear enlargement which is sited in immediate proximity to the common boundary. It is noted that the proposed rear

extension would project an additional 1m from the rear elevation of the attached property and would comply with the 3m standard. In relation to the semi-detached neighbour at no.870 Oldham Road, the proposed rear enlargement to the outbuilding measuring 3m x 0.88m, and would extend approximately 1.85m from the rear elevation of the neighbouring dwelling. It is therefore considered that the development would not result in undue harm to the neighbouring amenity space.

- ☐ It is noted that there would be one new window located on the side elevation of the proposed single storey side extension. Whilst the fenestration would serve a living room, it appears to be relatively modest in size and a secondary window. It is therefore considered that any loss of privacy to the semi-detached neighbour at no.870 Oldham Road would be minimal.
- ☐ Paragraph 4.4 of the SPD states “*balconies and elevated terraces can result in adverse overlooking of neighbouring private garden areas or habitable room windows if they are located in close proximity to the boundary of the curtilage.*” It is noted that the proposed terrace would be sited to the rear of the host property and 0.7m above ground floor level. It is noted that the elevated landing would be in close proximity to the common boundary shared with no.866 Oldham Road. However, the fence extension proposes a 0.5m increase in height, to 1.7m above ground level. This would improve the level of screening between both properties and therefore whilst it is possible that the neighbour’s rear outdoor amenity space may be subject to overlooking, in this instance, the impact would not be so harmful to warrant a refusal.

Occupier Amenity

- ☐ The plans confirm the provision of 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.

Summary

- ☐ In view of the above assessment, the proposed development would not unduly impact on the amenity of neighbouring occupants in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed enlargement would not impact the current provision of off road parking available at the host property. Therefore the existing parking arrangements at the application site are considered acceptable in accordance with policies T2 and DM1.

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
- Block Plan
- Proposed Elevation. Drg no. 04 Rev. B
- Proposed Plans. Drg no. 03 Rev. B

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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 3 The increased height to the fence, adjacent to no. 866 Oldham Road shall be constructed prior to first use of the raised terrace hereby approved.

Reason: In the interests of neighbour amenity in accordance with policy DM1 of the 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	09/05/2025	Signed: RGR
Authorisation	09/05/2025	Signed: RK

Report Author Rosalind Gralton