

Application Number:	24/01095/HOUS
Location:	24 Boardman Fold Road, Middleton, M24 1GD
Proposal:	Two-storey side extension, rear dormer and front porch extension, alteration to fenestration following demolition of existing carport, conservatory and detached garage
Applicant:	Mr D. O'Callaghan
Case Officer:	Bob Melling
DETERMINATION DATE 07.01.2025	EXT OF TIME 14.02.2025
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 no. 24 Boardman Fold Road, a two-storey, semi-detached dwelling located along a residential street in Alkrington. The application property faces the highway to the northwest, is adjoined by no. 22 Boardman Fold Road to the southwest and is adjacent to no. 26 Boardman Fold Road to the northeast. It faces nos. 19 and 21 across Boardman Fold Road to the northwest and the rear boundary of the curtilage is shared with nos. 6 and 8 Pebworth Close.

Description of Proposal

Permission is sought for a two-storey side extension, a front porch and a rear dormer. The proposed side extension would project 2.37m from the existing side extension with a 0.8m setback from the main front wall. The proposed rear dormer would be characterized by a flat roof and would measure approximately 1.85m (h) by 3.51m (d) by 6.55m (l) with a total volume of approximately 21.27m³. The proposed front porch would have a ground area of approximately 3m² and would sit underneath the existing front canopy. The proposals also include decking to the rear with a height of approximately 0.29m. Therefore, it would not fall under the definition of 'raised' as set out in the GPDO and has not been included in the description of development. The proposals would be constructed in materials to match those used

in the exterior of the existing building included hung tiles to match the main roof for the proposed dormer.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no comments were received.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
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:

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
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

N/A

Assessment

Design: DM1 and P3

Paragraph 135 of the NPPF requires new development to be “visually attractive as a result of good architecture, layout and appropriate and effective landscaping” in addition to ensuring that development is “sympathetic to local character.”

Policy JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identity that: “Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”

Policies DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be “of high quality design and take the opportunity to enhance the quality of the area” and to “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.”

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 two-storey side extension would be set behind the main front wall with the ridgeline set down accordingly. This would denote a sufficient degree of subservience and is considered acceptable.

The proposed side extension would have an appropriate width (around 35 percent of the original dwelling) and would be set approximately 1m from the side boundary. This would retain sufficient space to avoid any potential ‘terracing effect’ (5.11 of the SPD) and would allow for the storage of refuse bins to the rear of the host dwelling.

The proposed front porch would be a modest addition whose dimensions would be similar to the limits set out in the GPDO. The porch is not considered to be an incongruous feature within the street scene, particularly given the presence of porches of a similar scale along Boardman Fold Road.

Section 5.16 of the SPD notes “dormer extensions can be visually prominent, particularly where they can be seen from the public highway, and therefore it is important they are carefully designed and sited ... Rear dormers should be modest in size and not occupy a disproportionately large portion of the roof.” Section 5.17 expands on this with the following principles:

- (i) “They should not exceed the height of the ridge and where possible, should be sited below the ridge line of dwelling;*
- (ii) They should be set back from the eaves line;*
- (iii) They should be set in from the party/side walls of the house;*

- (iv) Dormers with flat roofs should be avoided, unless they are considered to better respect the design of the host building and character of the area;*
- (v) Dormers which wrap around the side of a hipped roof are not acceptable;*
- (vi) Dormer windows should normally line up vertically with existing windows and/or be smaller than existing openings and the window design should match the existing window style;*
- (vii) The materials used in the construction of dormers should match those of the existing roof; and*
- (viii) Dormer extensions should protect the amenity of neighbouring occupants and should achieve the minimum space standards set out in Section 4. Side facing windows should be obscurely glazed."*

Whilst the proposed dormer would have a flat roof and a large scale, it is important to be mindful of what can be constructed under permitted development. Following an assessment of the proposed rear dormer against Class B of the GPDO it was determined that the proposal would comply with the limits and conditions of Class B, including the choice of materials. The proposed dormer has a volume of approximately 21.27m³ which is comfortably below the 50m³ allowed under Class B.

Case law establishes that permitted development rights can form a material consideration in the determination of a planning application where it can be shown that there is a reasonable likelihood of the fallback development being built if permission is denied, as demonstrated in *Stoke-on-Trent 21/09/2020 DCS No 400-027-719*. Given that the proposals could be constructed under the terms of the GPDO, it must be accepted that there is a credible and realistic fallback position.

In the specific circumstances of this case, there is a real prospect of a development under the GPDO taking place that would lead to a similar outcome. It is considered that a strong justification in the context of Paragraph 38(6) of the Planning and Compulsory Purchase Act 2004 exists and provides clear justification for departing from the development plan in this case.

Amenity: DM1 and SPD

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposals would comply with the separation distances outlined in Section 4.1 of the SPD and no concerns are had regarding a potential loss of privacy for neighbouring dwellings. Further, it is not considered that the proposed two-storey side extension would result in an undue loss of light or outlook for the adjacent dwelling (no. 26). The extension would project towards side-facing windows at no. 26, but appears likely that these serve a bathroom and WC at first floor and a kitchen at ground floor.

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 is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD, 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. This permission relates to the following plans:

- LOCATION PLAN.
- PLANS AND ELEVATIONS as existing. Dwg no. 1.
- GROUND FLOOR PLAN as proposed. Dwg no. 2. Rev A. Submitted on 11/02/2025
- FIRST FLOOR PLAN as proposed. Dwg no. 3. Rev A. Submitted on 11/02/2025
- ATTIC FLOOR PLAN as proposed. Dwg no. 4. Rev A.
- REAR, FRONT & SIDE ELEVATION as proposed. Dwg no. 4. Rev A. Submitted on 11/02/2025
- SITE PLAN. Dwg no. 7. Rev A.

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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, the 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 - this includes a requirement for hung tiles to match the main roof for the proposed rear dormer extension.

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, the 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	11/02/2025	Signed: BM
Authorisation	14/02/2025	Signed: TH

Report Author Bob Melling