

Application Number:	25/00090/HOUS
Location:	71 Park Road Rochdale OL12 9BP
Proposal:	Two storey side and single storey rear extensions including roof lights following removal of existing conservatory
Applicant:	Abdul Wakas
Case Officer:	Hamish Rigg
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?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

The application relates to no. 71 Park Road; a two-storey end of terrace dwelling on the outskirts of Rochdale town centre. Park Road is a residential street comprising houses of a similar design and material palette. No. 71 and the adjoining/ adjacent houses are set back from the adopted highway and arranged in a crescent formation.

No. 71 faces east, overlooking its driveway and large grass verge. It adjoins no. 69 to the south, and borders the curtilage of no. 73 to the north. The rear boundary of the curtilage faces west, bordering Hey Brook and an area of woodland.

Description of Proposal

Permission is sought for a two-storey side extension, together with a part single-storey, part two-storey rear extension.

The side extension would comprise a hipped roof and would be set back from the front elevation by 0.5m. It would measure 3.9m (width) X 7.9m (depth) X 8.8m (maximum height) X 5.3m (eaves height). Proposed materials include matching red brick, as well as UPVC fenestration and concrete roof tiles.

The single-storey rear extension would be situated adjacent to the boundary with no. 69, and would comprise a mono-pitched roof with skylights. It would project 3.6m from the host dwelling and measure 4.4m (width) X 2.6m (eaves height) X 3.9m (maximum height). Proposed materials include matching red brick at ground floor and matching pebble dash at first floor, as well as UPVC fenestration and concrete roof tiles.

The two-storey rear extension would be situated towards the boundary with no. 73, and would comprise a hipped roof. It would project 2.5m from the host dwelling and measure 4.3m (width) X 5.5 (eaves height) X 7m (maximum height). Proposed materials include matching red brick, as well as UPVC fenestration and concrete roof tiles.

Relevant History

25/00091/CPL – pending consideration

Rear dormer and hip-to-gable roof extension.

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 13/02/2025; no objections were raised.

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 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

0.5m set back of side extension.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Side extension:

The main consideration regarding the design of the two-storey side extension is ensuring that it appears subservient to the host dwelling and in keeping with the surrounding built form. An amendment has been made to set the side extension back from the front elevation of the host dwelling by 0.5m, in turn creating a subordinate roof height. The set back is considered to give the side extension a more subservient appearance which better suits the architectural form of the host dwelling.

Furthermore, by setting the side extension back, the host dwelling maintains its architectural relationship with the adjoining terrace row which is characterised by its symmetrical appearance. It should be noted that no. 65 has a two-storey side extension, also set back from the front elevation, which is similar in scale and design to the proposed development. As such, the proposed side extension would correspond with previous extensions to the terraced row, and again maintaining the symmetrical appearance.

However, it is acknowledged that the two-storey side extension is relatively wide, measuring 3.9m. It could be argued that an extension of this scale would not be considered subservient to the host dwelling. However, given the set back, and the plentiful separation distance from no. 73, the side extension wouldn't be considered to appear excessive in scale. Furthermore, given that no. 73 is positioned at an angle to the proposed side extension, the potential of excessive massing is further reduced. Overall, the design of the side extension is therefore considered acceptable.

Rear extensions, materials, and fenestration:

The proposed rear extensions follow a uniform design with subordinate roof forms and appropriate scales. Furthermore, there are no issues relating to the proposed fenestration or materials. On this latter, the use of pebble dash at first-floor level would help to create a more integrated appearance with the host dwelling and adjoining terrace row.

Overall, 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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Rear extensions:

In view of the above, paragraphs 5.6 and 5.9 set maximum standards for how far a single-storey rear extension and a two-storey rear extension can project from the original dwelling. In the case of single-storey rear extension, the maximum standard relates to a point 3m along the common border with an adjoining property, to be measured from the rear elevation (including extensions) of the adjoining dwelling. In the case of a two-storey rear extension, where the adjoining dwelling has a single-storey rear extension, the maximum standard is a point 3m along the common boundary.

The proposed single-storey rear extension projects approximately 0.6m from the rear elevations of the adjoining dwelling's single-storey rear extension. The proposed two-storey rear extension projects approximately 2.6m along the common boundary with the adjoining dwelling. By virtue of their compliance with the SPD, the proposed rear extensions would be considered to have an acceptable impact on the amenity of neighbouring occupants.

Side extension and other matters:

There are no issues relating to the proposed side extension on the amenity of neighbouring occupiers.

The proposal includes and obscurely glazed window at first-floor level on the north facing elevation, serving a bathroom. This is acceptable, in principle, in terms of its impact on occupants of no.73, subject to a suitably worded condition requiring the installation and retention of obscure glazing.

All proposed habitable room windows and two-storey elevations comply with the separation distances established under paragraph 4.1 of the SPD, and therefore the development preserves the privacy of future and neighbouring occupants.

All habitable rooms would be served by an adequate level of outlook and natural light.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would have no bearing on the existing parking arrangements, and is therefore 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. This permission relates to the following plans:

- Proposed elevations: 2249/3
- Proposed site plan and floor plans: 2249/2
- Location plan

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 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 and the National Planning Policy Framework.

4. 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, prior to first occupation of the proposed extension, all windows to the side elevation facing north at upper floor level(s) on the development hereby

approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

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 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	25/03/2025	Signed: Hamish Rigg
Authorisation	28/03/2025	Signed: RG