

APPLICATION NUMBER: 25/00213/HOUS

Application Number:	25/00213/HOUS
Location:	6 Church Road, Middleton, M24 2SF
Proposal:	Single story rear extension and the insertion of new window on the ground south facing side elevation
Applicant:	Mr Christopher Howarth
Case Officer:	Bob Melling
DETERMINATION DATE 29.04.2025	EXT OF TIME N/A
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. 6 Church Road, a two-storey, end of terrace property located in Middleton. The application property is adjoined by no. 8 Church Road to the northeast and is adjacent to no. 2 Church Road to the southwest. There is a vacant brownfield site to the rear which benefits from planning permission for the development of 24 dwellings (ref: 23/01162/FUL).

Description of Proposal

Permission is sought for a single-storey rear extension that would extend across the full width of the dwelling (approximately 4.6m) with a depth of approximately 7.6m measured from the original outrigger. The extension would be characterised by a flat roof and the walls would be constructed using brickwork to match the existing house.

The application property benefits from extant permission (ref. 25/00046/HH42) for a similar extension albeit on a smaller scale (6m by 2.43m).

Relevant History

25/00046/HH42

Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.97m and height to eaves to 2.97m). **PA Not Required (February 2025)**

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no representation were received in response to the proposed development.

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 Development

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

- ☐ 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.'*
- ☐ While the proposed extension would be considered disproportionate in terms of its scale, it should be noted that the property benefits from an extant permission for a single-storey rear extension with a depth of 6m. Therefore, the main consideration is whether the proposed extension would result in undue visual harm above and beyond the realistic fallback position.
- ☐ On balance, it is not considered that the additional massing of the proposed extension, which would be approximately 1.6m longer and 2.17m wider, would result in an undue level of additional harm when viewed from surrounding public vantage points, particularly along Greenhill Road.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the adopted Rochdale Core Strategy states development proposals should ensure they *'do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.'*
- ☐ Section 5.5 of the SPD states *'it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.'*
- ☐ The proposed extension would significantly exceed the projection limit for single-storey rear extensions outlined in Section 5.6 of the SPD. However, there is a realistic and credible fallback position which would also allow for a single-storey rear extension that would exceed the Section 5.6 projection limit. Although the extension proposed under the current application would be approximately 1.6m longer than the approved development, it is not considered that this additional length along the common boundary would result in undue harm given the presence of a large shed within the rear garden of no. 8 Church Road.

Summary

- ☐ In the specific circumstances of this case, there is a real prospect of a development taking place that would lead to a similar outcome as the current proposals. Therefore, 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.

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 dated 04/03/2025
- Existing Site, Block And Location Plan. Dwg no. 925-101
- Existing Ground Floor Plan. Dwg no. 925-102
- Existing Roof Plan. Dwg no. 925-103
- Existing Elevations. Dwg no. 925-104
- Proposed Site, Block And Location Plan. Dwg no. 925-105A
- Proposed Ground Floor Plan. Dwg no. 925-106A
- Proposed Roof Plan. Dwg no. 925-107A
- Proposed Elevations. Dwg no. 925-108A

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 adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the development hereby permitted shall be in accordance with drawing 925-108A unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P2, 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 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	04/04/2025	Signed: BM
Authorisation	23/04/2025	Signed: RK

Report Author Bob Melling