

Application Number:	25/00516/HOUS
Location:	5 James Street, Rochdale, OL12 0DX
Proposal:	Two storey side and single storey rear extension
Applicant:	Mr M. Shabir Ali Shah
Case Officer:	Bob Melling
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/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 5 James Street, a two storey, semi-detached dwelling located in Rochdale. The property is pavement fronted and is positioned on the corner where James Street meets Jermyn Street. To the side of the dwelling is a grassed garden area and to the rear is a single storey extension and yard. The surrounding area is a mixture of residential properties which are set right up to the back of the footways and to the north are large industrial units/buildings.

Description of Proposal

Permission is sought for a two storey side and single storey rear extension over the grassed area to the side of the dwelling. The extension would be set back 3.45m from the main front elevation and project 3.75m out from the existing gable end. To the rear of the proposed two storey side extension would be a single storey rear extension which would be 2.32m wide and project 3.29m from the rear elevation of the proposed two storey extension.

The proposed two storey side extension would contain windows in the front and rear elevations and a window would also be sited in the side elevation of the single storey extension, facing Jermyn Street. The extension would be constructed in materials to match the host dwelling.

Relevant History

12/D55269: Two Storey Side And Single Storey Rear Extensions To Dwelling.
Granted subject to conditions (April 2012)

Township/Member comments

N/A

Consultee responses

N/A

Representations

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

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P2 Protecting and enhancing character, landscape and heritage

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

Amendments were sought to reduce the width of the side extension, remove the two storey rear extension, alter the internal layout to remove the ground floor bedroom and change the scale and roof form of the single storey rear extension.

Assessment

Design: DM1 and P3

When read collectively, the NPPF, CS policies P3 and DM1 and PfE policy JP-P1 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. Section 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.

The application property occupies a corner plot at the junction of Jermyn Street and James Street, however these streets are only used to access the nearby industrial units and the rear of the houses on Yorkshire Street and, as such, the application site does not occupy a particularly prominent position. The proposed extension is set back from the front elevation of the dwelling by 3.45m and would project 3.75m out from the gable end so as to come towards the back of the footway. The neighbouring residential dwellings are all set right up to the back of the footway and, as such, the proposed extension would be in keeping with the general character and layout of the area. Moreover, the extension would not erode the building line, and it is not considered that the open space to the side of the host dwelling makes a particularly positive contribution to the overall character of the street scene.

Being set back from the front elevation, the extension would not be highly visible on the street scene and would denote a comfortable degree of subservience to the host dwelling. Furthermore, the extension has been simply designed with a dual-pitched roof and the window designs are in proportion with the existing windows. Lastly, it is important to note that the extension would be finished in materials to match the existing dwelling.

The design of the proposal is therefore acceptable on balance and accords with CS policies DM1 and P3, PfE policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

CS policy DM1 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.'*

Occupying a corner plot there are no residential dwellings to the side of the application property where the proposed extension would be sited. The only neighbouring residential property that could potentially be negatively affected by the proposal is the dwelling to the rear at no. 68 Jermyn Street. However, it is the side elevation that faces the proposed extension and not the principal elevation. Furthermore, it should be noted that the initially proposed two storey rear extension has been removed, meaning the proposed first floor window to the rear would not reduce the established separation distances. As such, it is not considered that there would be reasonable grounds to refuse the application as the area is characterised by densely populated housing with short separation distances.

It is considered that each habitable room within the application property would receive adequate natural light and the proposed extension would not unduly deprive the application property of outdoor amenity space.

The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS policy 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 and servicing arrangements and therefore accords with CS 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 development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Location Plan
- Existing Plans. Dwg no. 2294/1
- Proposed Ground Floor and Site Plans. Dwg no. A 2294/2. Revised 16-10-2025
- Proposed First Floor Plan. Dwg no. A 2294/3. Revised 16-10-2025
- Proposed Elevations. Dwg no. A 2294/4. Revised 16-10-2025

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted 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.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and in accordance with Policies P3 and 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 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	24/10/2025	Signed: BM
Authorisation	24/10/2025	Signed:

Report Author Bob Melling