

APPLICATION NUMBER: 25/00839/HOUS

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Location:	4 Hardfield Road, Middleton, Rochdale, M24 1PD
Proposal:	Proposed front porch extension. Update existing cladding in apex of roofs to front elevation.
Applicant:	Mr Peter Luhr
Case Officer:	Sam Yuen
DETERMINATION DATE 08.10.2025	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?	N

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

Location

The application relates to no. 4 Hardfield Road, a detached bungalow located in a residential area in Alkrington. The dwelling is sited in a corner plot at the junction with Upton Close and is adjacent to no. 6 Hardfield Road to the east, no. 2 Upton Close to the south, no. 2 Hardfield Road to the west, and faces the highway and nos. 9 & 11 Hardfield Road to the north.

Description of Proposal

Planning permission is sought for a front porch extension which projects 1.57m from the front elevation of the dwelling. It is characterised by a gable-fronted form and has a ridge height of 3.95m with matching height to eaves. It would be constructed in materials matching the host dwelling and timber effect composite boarding to the gable wall.

The application also seeks to replace the existing gable wall timber cladding with the aforementioned timber effect composite boarding.

Relevant History

92/D28922 - Single Storey Side And Rear Extensions To Dwelling - Grant subject to conditions

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 proposal relates to a front porch extension to the entrance of the host dwelling. The surrounding street scene is characterised by a large, detached bungalows of brickwork and render construction. Though not an original feature, front porches are present in numerous properties on the street scene, including adjacent no. 11 Hardfield Road and more towards the east. With this in mind, it is considered the principle of a front porch at the host dwelling would not appear incongruous and would be acceptable.
- ☐ The proposed porch would project forward of the immediate building line and would represent a more prominent built form on the street scene. However, owing to the 4.57m setback from the pavement, and the presence of the existing shrubbery which would screen the porch from east and west-facing views, it is considered the visual impact of the porch would not be unduly harmful.
- ☐ The proposed porch would be set down from the ridge height of the host dwelling and would appear subservient. The use of a gable-fronted form would also be in keeping.
- ☐ The proposal would result in the loss of the existing timber gable cladding, which contributes positively to the character of the area. Notwithstanding, following the submission of material samples, the LPA considers the composite cladding to be of a satisfactory design quality and is not considered to detract from the appearance of the street scene.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ No adverse amenity impact has been identified in relation to the proposed porch due to its siting away from adjacent dwellings. The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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 – received 14/08/2025
- ☐ Existing Site Plan – drawing no. 972-01 received 14/08/2025
- ☐ Proposed Site Plan – drawing no. 972-05 received 14/08/2025
- ☐ Existing Ground Floor Plan – drawing no. 972-02 received 14/08/2025
- ☐ Existing Elevations – drawing no. 972-04 received 14/08/2025
- ☐ Existing Roof Plan – drawing no. 972-03 received 14/08/2025
- ☐ Proposed Ground Floor Plan – drawing no. 972-06A received 14/08/2025
- ☐ Proposed Elevations – drawing no. 972-08A received 14/08/2025
- ☐ Proposed Roof Plan – drawing no. 972-07 received 14/08/2025

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 adopted Rochdale Core Strategy, 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	07/10/2025	Signed: SY

Report Author Sam Yuen