

APPLICATION NUMBER: 25/00438/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00438/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 08.07.2025 EXT OF TIME 28.07.25

Address: 231 Manchester New Road Middleton M24 1JT

Proposal: Single-storey rear extension following demolition of existing single-storey rear extension

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	N	Press Notice expired?	N

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	Y
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: LA

DATE: 28.07.25

SITE

The site is located at 231 Manchester New Road, this is a two storey detached dwelling. The dwelling benefits from off street parking and a rear amenity space.

The dwelling is located within the Defined Urban Area and is in close proximity to Alkrington and Providence War Memorial, Grade II listed. This is set within the Alkrington and Providence Reform Church which itself is not listed.

PROPOSAL

The application seeks permission for a single storey rear extension following the demolition of the existing single storey extension.

The proposed development shall provide more living accommodation on the ground floor.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

JP- P2 Heritage

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).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties and a site notice has been displayed in the vicinity.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable

Design and Heritage

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed development will have a pitched roof and three skylights, this is an acceptable design. The proposed materials are to be brick that is similar to the host dwelling. The proposed development will not be visible from the highway, therefore will not have a negative impact on the street scene.

The proposed development will not have an impact in the heritage asset as will not be in view of it.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework

Impact on Surrounding Occupiers.

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

Rochdale's Guidelines and Standards for Residential Development set out guidance for single storey rear extensions. The proposed development will extend 3m from the rear elevation and is 6m in width. This complies with the SPD and is considered acceptable.

The proposed development will only introduce new windows on the rear elevation of the proposed development, this will not have a negative impact on neighbour amenity. There will be sufficient garden space left for existing and future occupiers.

Rochdale's Core Strategy sets out that we should protect the borough's heritage by conserving, enhancing heritage assets. The proposed development is not in view of the war memorial and will not have a negative impact on its setting.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on existing parking arrangements or the highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

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 and document:

- Proposed Single Storey Extension 997-02-25 Rev A

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 saved Rochdale Unitary 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 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.

Procedure 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.