

Application Number:	25/00218/HOUS
Location:	61 King Street South Rochdale OL11 3TR
Proposal:	Raising eaves height to create first floor extension together with single storey rear extension, removal of existing chimney and erection of front entrance canopy
Applicant:	Mr Amjad Mahmood
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?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 61 King South Street; a detached bungalow on the outskirts of Rochdale town centre. The site has a large curtilage, relative to the size of the dwelling, consisting of a large area of grassland to the side and rear. The surrounding area is predominantly residential, comprising a variety of house types, designs and materials.

No. 61 faces north, overlooking a front garden and the adopted highway. Directly opposite is 'The Church of Jesus Christ of Latter-day Saints' on Tweedale Street. The site borders no. 63 King Street South to the west, no. 59 King Street South and no. 4 Freehold Street to the east, and no. 6 John Robert Street to the south. The southern boundary also borders the pavement on Mulberry Close.

Description of Proposal

Permission is sought to raise the eaves height and create a first-floor extension, together with a single-storey rear extension, the removal of an existing chimney and the erection of a front entrance porch canopy.

The upwards extension would raise the eaves height to the front and rear by approximately 2m, in order to accommodate a first floor with six bedrooms and four

en-suites/bathrooms. Corresponding windows would be located to the front, side and rear.

The single storey rear extension comprises a mono-pitch roof, a side door and a rear window, accommodating a kitchen space. It would project 3m from the host dwelling, measuring 4.9m (width) X 2.4m (eaves height) X 3.5m (maximum height).

The porch canopy comprises a pitched roof atop a glazed entrance. It would project 0.75m from the host dwelling, measuring 2.3m (width) X 3.3m (height).

Proposed materials include red brick, UPVC windows and doors, and concrete roof tiles to match the existing dwelling.

Relevant History

23/00120/OUT – Grant subject to conditions

Outline application (including access and layout) for the erection of 3 dwellings

21/01283/HOUS – Grant subject to conditions

Two-storey side extension and first floor extension

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 19/03/2025; 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

None Applicable

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.

The application site is unique in that it has a relatively large curtilage and plenty of distance between neighbouring buildings. In addition, the dwelling is screened from King Street South by a 1.5m high wall and a row of mature trees. Furthermore, there is a mixture of different housing types, designs and sizes in the area. Given these factors, there is flexibility in terms of the potential scale and design of the development. As such, the proposed design and the creation of a two-storey dwelling is considered acceptable.

The proposal follows a proportionate and uniform design that would respond well to the character and appearance of the area. The design retains the form of the existing dwelling and uses matching materials. The windows and doors are vertically aligned and suitably proportioned. 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.

Due to the substantial degree of separation between the host dwelling and neighbouring buildings, there are no concerns regarding the potential impact on the amenity of neighbouring or future occupants.

The rear extension projects 3m from the host dwelling and therefore complies with paragraph 5.6 of the SPD.

All habitable rooms windows comply with the separation distances established under paragraph 4.1 of the SPD.

The bedroom sizes ranges from 9.46sqm to 12.16sqm. The Nationally Described Space Standards require a minimum of 7.5sqm for a single bedroom and 11.5sqm for a double bedroom. The floor plans indicate that the proposed layout could accommodate 4no. double bedrooms and 2no. single bedrooms.

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

Whilst details of the proposed parking arrangements are limited, access to the site would not change and there is ample room for on site parking. The proposed parking and highways arrangements are 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: 2267/4
- Location plan
- Proposed floor plans and site plan: 2267/3

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.

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	29/04/2025	Signed: Hamish Rigg
Authorisation	06/05/2025	Signed: TH

Report Author Hamish Rigg