

APPLICATION NUMBER: 25/00712/HOUS

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| Application Number: | 25/00712/HOUS |
| Location: | 277 Bury New Road, Heywood, OL10 3JY |
| Proposal: | Insertion of windows to front and side elevations to facilitate loft conversion. |
| Applicant: | JEAN O'KEEFE |
| Case Officer: | Bob Melling |
| DETERMINATION DATE 04.09.2025 | EXT OF TIME N/A |
| RECOMMENDATION: | Grant subject to conditions |

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| DELEGATION | Applicant a Council Member or officer? | N |
| | Contrary to previous decision? | N |
| | Called in or Planning Panel objection? | N |

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

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

Location

The application relates to a large, detached bungalow fronting Bury New Road in the Green Belt. The application property faces the highway to the north and is adjacent to no. 275 Bury New Road to the east and no. 277a to the west. To the front and rear of the site is open farmland.

Description of Proposal

Permission is sought for the installation of two new windows to the front and east-facing side elevations in order to facilitate a loft conversion. The proposals also include two roof lights to the front roof slope.

Relevant History

03/D41798: Erection Of Pitched Roof Over Existing Garage To Side Of Dwelling. Approved July 2003

91/D26311: Private Detached Garage Single Storey Side Extension And Rear Conservatory Extension To Dwelling. Approved March 1991

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. No representations 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) 2024:

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:

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| JP-P1 | Sustainable Development |
| JP-G9 | The Green Belt |

Local

Adopted Rochdale Core Strategy (CS) 2016:

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| P3 | Improving Design of New Development |
| DM1 | General Development Requirements |
| T2 | Improving Accessibility |
| Appendix 5 | Schedule of Parking Standards |

Guidelines and Standards for Residential Development Supplementary Planning Document (SPD) 2016.

Amendments

N/A

Assessment

Principle of Development – Green Belt

- ☐ The application site is allocated within the Green Belt under Policy JP-G9 of the Places for Everyone Joint Development Plan. Policy JP-G9 seeks to restrict development within the Green Belt to the limited types of development which are deemed appropriate by national planning policies unless very special circumstances can be demonstrated.
- ☐ Paragraph 142 of the NPPF states that:
 - o *The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.*
- ☐ 'Openness' is not formally defined within planning policy or legislation but is taken to mean the absence of built development. The term 'openness' comprises a spatial and visual component which should be assessed in considering whether a proposal preserves the openness of the Green Belt.
- ☐ Paragraph 153 of the NPPF establishes that:
 - o *When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.*
- ☐ Paragraph 154 of the NPPF establishes that development in the Green Belt is inappropriate unless it meets one of the exceptions. Exception C is relevant to the current application:
 - c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*
- ☐ Therefore, the main consideration in assessing the principle of development is whether the proposed extension constitutes inappropriate development in the Green Belt and, if so, whether very special circumstances have been demonstrated which may outweigh the presumption against development.
- ☐ Section 5.20 of the Council's 'Guidelines and Standards for Residential Development SPD' states that '*normally, in principle, extensions that result in up to a 35% increase in floor space or volume over and above the original dwelling would normally be considered appropriate and not disproportionate (this calculation would include previous extensions to the original dwelling, which is defined as the dwelling as it was first built or as it stood on 1 July 1948).*' However, the guidance goes on to state that '*the characteristics of properties and proposals will vary significantly and there may be instances when a 35% increase would be considered disproportionate and other occasions when a greater than 35% increase may be considered proportionate.*'
- ☐ The proposals do not include any extensions to the existing dwelling, with the only external alterations consisting of the insertion of new windows. Therefore, the proposal is not considered to result in disproportionate additions over and above the size of the original building.
- ☐ For the same reasons, it is not considered that the proposal would conflict with the openness of the Green Belt.

- ☐ As such, the proposed development would not constitute inappropriate development in the Green Belt and would not conflict with the openness of the Green Belt. The principle of development is therefore acceptable.

Design: DM1 and P3

- ☐ Policies DM1 and P3 of the 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.’*
- ☐ The application property sits amid a ribbon development of detached and semi-detached houses dating to the early- to mid-20th century. Although the semi-detached houses share strong uniformity, the detached houses have been individually designed and differ in terms of scale, massing, detailing and materiality. On this basis, it is not considered that the proposals, namely the insertion of a bespoke, apex window to the front gable, would result in undue harm to the character of the application property or the street scene.
- ☐ The design of the proposal is therefore acceptable on balance and accords with policies DM1 and P3 of the Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ☐ Policy DM1 of the 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.’*
- ☐ The proposed window to the front elevation would overlook the open farmland across the highway to the north. Although the proposed window on the east-facing side elevation would overlook the side elevation of no. 275 Bury New Road, it is noted that this is an en-suite window and therefore obscure glazing is recommended via a suitably worded planning condition.
- ☐ All habitable rooms within the application property would receive sufficient natural light and there would be no impact on the existing outdoor amenity space. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.
- ☐ The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with policy DM1 of the Core Strategy, the SPD and the NPPF.

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:

- Site Location Plan
- Existing Floor Plans. Dwg no. 25.3506.1
- Existing Sections and Elevations. Dwg no. 25.3506.2
- Existing and Proposed Block Plans. Dwg no. 25.3506.3
- Scheme 2 – Proposed Floor Plans. Dwg no. 25.3506.SC2.1
- Scheme 2 – Proposed Elevations. Dwg no. 25.3506.SC2.2

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 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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension hereby approved the proposed en-suite window in the side elevation facing east shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The window shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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 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 |
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| Report Completed | 06/08/2025 | Signed: BM |
| Authorisation | 02/09/2025 | Signed: RC |

Report Author Bob Melling