

Application Number:	25/00403/HOUS
Location:	19 Pebworth Close, Middleton, M24 1QH
Proposal:	Two storey side and rear extension including alterations to fenestration following demolition of existing attached garage
Applicant:	Mr. & Mrs. Horan
Case Officer:	Bob Melling
DETERMINATION DATE 25.06.2025	EXT OF TIME N/A
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. 19 Pebworth Close, a two storey, semi-detached dwelling located in a residential area of Middleton. The property adjoins no. 21 Pebworth Close to the west and is adjacent to no. 17 Pebworth Close to the east. The rear boundary of the curtilage borders the rear gardens of nos. 117 and 119 Mossway. The host dwelling benefits from an existing attached garage and a single storey rear extension.

Description of Proposal

Permission is sought for a two storey side and rear extension following the demolition of the existing garage. The extension would project 2.69m from the existing side elevation and would be set back 0.69m behind the main front with the ridgeline set down accordingly. The extension would also project 3.30m beyond the original rear elevation, infilling the area to the east of the existing rear extension. Materials for construction would match those used in the exterior of the existing property.

Relevant History

83/D16072 Single Storey Extension To Rear Of Dwellinghouse
Grant subject to conditions (January 1984)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no responses 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):

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 Development

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

- ② Policies DM1 and P3 of the adopted Rochdale 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.'*
- ② The extension is considered to be compatible with the character of the host property in terms of size, height, massing, layout and design, and would appear subordinate to the scale and proportions of the existing property.
- ② Moreover, the extension would be finished in brickwork, roof tiles and window frames to match the existing property.
- ② Although the side extension would not comply with the 'terracing effect' requirements outlined in the SPD, it is not considered that the proposed extension would result in an unduly harmful terracing effect given the approximate 0.85m separation to the side boundary coupled with the 0.69m setback. Moreover, the adjacent property has an existing single storey side extension. On this basis, it is considered that there would be a sufficient degree of visual separation between the application property and no. 17 Pebworth Close.
- ② The design of the proposal is therefore acceptable on balance and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ② Policy DM1 of the adopted Rochdale 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.'*
- ② It is noted that the side elevation of no. 17 Pebworth Close does not contain any principal windows to habitable rooms, therefore no concerns are had regarding the impact of the extension on the side elevation of no. 17.
- ② The proposed rear extension would infill the area to the side of the existing rear extension and would comply with the projection limits set out under Section 5.9 of the SPD.
- ② The proposed upper floor bedroom window would measure approximately 13.5m to the rear boundary of the curtilage and 23m to the nearest upper floor window on the properties to the rear. This level of separation is considered acceptable and would comply with the minimum space standards set out under Section 4.1 of the SPD.
- ② All habitable rooms within the application property would receive sufficient natural light and a sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.
- ② The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties in accordance with policy DM1 of the adopted Rochdale 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 permission relates to the following plans:

Existing Floor Plans. Dwg no. 24-24029 - 001
Existing Elevations. Dwg no. 24-24029 - 002
Ground & 1st Floor Plans. Dwg no. 24-24029 - 003
Roof Plan & Elevations. Dwg no. 24-24029 - 004
Adjoining & Rear Elevations. Dwg no. 24-24029 - 005
Location Plan and Block Plans. Dwg no. 24-24029 - 007

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 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 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	28/05/2025	Signed: BM
Authorisation	25/06/2025	Signed: TH

Report Author Bob Melling