

APPLICATION NUMBER: 25/00779/HOUS

## DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.  
25/00779/HOUS

CASE OFFICER  
Aimee Bovaird

**DETERMINATION DATE** 01.10.2025 **EXT OF TIME**

**Address:** 7 Taunton Avenue Rochdale OL11 5LD

**Proposal:** Single-Storey Rear Extension

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

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?	N
	Neighbour comments received?	N

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

RECOMMENDATION	GRANT subject to conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 13/10/2025

## **SITE**

The site is located at 7 Taunton Avenue, a two-storey detached dwelling. The property benefits from off street parking, front and rear garden. The site is in a predominately residential area, the dwellings are all of a similar characteristic.

The site is located in the Defined Urban Area.

## **PROPOSAL**

The application seeks permission for a single storey rear elevation. The development will provide additional living space 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

### **Local**

Saved Rochdale Unitary Development Plan (UDP) 2006:  
**G/D/1** Defined Urban Area

### **Adopted Rochdale Core Strategy (CS) 2016:**

**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 notification have been sent out to surrounding occupiers, no comments have been received.

## **ANALYSIS**

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

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 flat roof, this will not be seen from the highway and is not considered to have a negative impact on the character of the area. The proposed extension is to be finished in white render, there is no existing render on the dwelling, however there is rendering within the street scene and on adjacent rear extensions. The proposed development is of an appropriate scale and is an acceptable design.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore not accord with with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF

### 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 in paragraph 5.6, this is to ensure development will not have an overbearing impact on neighbours. The proposed development complies with the SPD in this regard and is considered acceptable.

The proposed development will not introduce door or windows on the side elevations of the extension and will not have a negative impact on neighbour amenity.

Sufficient garden space will remain for existing and future occupiers.

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:

- Location Plan A200 Rev 001
- Existing and Proposed Floor Plans and Elevations A01 Rev 002

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.

#### **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.

Report Author Aimee Bovaird