

APPLICATION NUMBER: 25/00658/HOUS

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Location:	41 Belfield Mill Lane, Rochdale, OL16 2UB
Proposal:	First floor rear extension
Applicant:	Mrs A Miah
Case Officer:	Sam Yuen
DETERMINATION DATE 21.08.2025	EXT OF TIME
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. 41 Belfield Mill Lane, a two-storey semi-detached dwelling located in Firgrove. The dwelling is adjoined by no. 43 Belfield Mill Lane to the northeast, adjacent to no. 39 Belfield Mill Lane to the southwest, and faces the highway to the southeast. The rear curtilage boundary backs onto an access road which serves as vehicular access to properties along Bellshill Crescent, Albert Royds Street and Belfield Mill Lane. The property benefits from a garden space to the front of the dwelling.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 3.3m from the rear elevation of the dwelling. It is characterised by a hipped roof form and is set down 0.59m from the ridge of the dwelling with matching height to eaves.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

21/01147/HH42 - Prior approval for a single storey extension measuring 4.5m from the rear of the original dwelling (with a maximum height of 3.95m and height to eaves at 3m) - Prior Approval Not Required

20/01037/CPL - Application for a certificate of lawfulness for proposed single storey extension and window to side elevation - Grant

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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:

Policy 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

N/A

Assessment

Design: DM1 and P3

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. 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 proposed first-floor rear extension would be set down below the ridge line of the host dwelling and would be subservient. The use of a hipped roof form would appear in keeping and raises no concern.
- ☐ It is noted the cumulative impacts of the proposed first-floor rear extension with the existing single-storey rear extension would add substantial massing to the rear elevation of the dwelling which would be visible from the rear curtilages of neighbouring properties. However, the housing estate in question has been designed in such a way that the rear curtilage space is primarily used as off-street parking spaces, with vehicular entry specifically designed to be accessed from the access road. As such, the rear amenity spaces of the properties are generally considered to be of low recreational value and of little visual merit in the context of the access road. Taking into account of the site context, it is considered the proposal would not result in adverse visual harm to the surrounding area and would be acceptable on balance.
- ☐ Materials of the proposed development would match the host dwelling, and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which 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.
- ☐ Taking into account of Section 5.9 of the SPD, the proposed first-floor rear extension does not project beyond a 30-degree line drawn 2.4m along the common boundary from the rear elevation of adjoining no. 43 and is not considered to result in adverse overshadowing and overbearing impacts in this regard.
- ☐ Adjacent no. 39 comprises a 3m single-storey rear extension close to the common boundary. The proposed extension would not project beyond the distance set out in Section 5.10 of the SPD and is thus not considered to be unduly overbearing to the neighbouring occupants.
- ☐ It is acknowledged the proposal would restrict the outlook and access to natural light for the existing rear-facing bedroom window. However, it is considered the amenity impact would not be so severe as to warrant refusal and would be acceptable on balance.
- ☐ The submitted plans indicate sufficient garden space of a functional layout would be retained to the front. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted Core Strategy, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.
- ☐ The proposed development would not impact on the provision of parking spaces for the host property, which would be retained to the rear curtilage space.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

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:

- ☐ Location Plan – received 26/06/2025
- ☐ Proposed Site Plan – drawing no. A103 Rev. A received 26/06/2025

- ☐ Existing and Proposed First Floor Plan – drawing no. A100 received 26/06/2025
- ☐ Existing Elevations – drawing no. A102 received 26/06/2025
- ☐ Proposed Elevations – drawing no. A101 received 26/06/2025

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 adopted Rochdale Core Strategy, 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, 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	18/08/2025	Signed: SY
Authorisation	20/08/2025	Signed: RK

Report Author Sam Yuen