

APPLICATION NUMBER: 25/00535/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00535/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 14.08.2025 EXT OF TIME

Address: 40 Fairway Rochdale OL11 3BU

Proposal: Two storey side extension with front and rear dormers

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

CHECKED AND SIGNED OFF BY: RC

DATE: 26.08.25

SITE

The site is located at 40 Fairway, Rochdale. This is a semidetached two storey dwelling with off street parking, front and rear amenity space. The property has an existing front and rear dormer. The dwellings along this road are in staggered line.

The site is within the Defined Urban Area.

PROPOSAL

The application seeks permission for a two-storey side extension with a front and rear dormer. The proposed development will extend both the existing front and rear dormer.

The proposed development will provide a dining area, utility and storeroom on the ground floor. At first floor level an additional bedroom will be provided and bedroom 3 will be extended.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

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 or representation have been sent out to surrounding properties. No comments have been received.

ANALYSIS

Principle of Development

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 SPD sets out in paragraph 5.11 that two storey side extensions that extend up to the main front wall of the house and close to the boundary will not normally be supported. Extensions that meet the front wall of the house may lead to houses appearing to be a terrace rather than a separate dwelling.

The proposed development is a two-storey side extension, this would extend approx. 2m from the side elevation and up to the main front elevation of the house. This does not comply with the SPD. However, due to the staggered line of the dwellings the development will not result in a terracing effect. The dwellings to the east of the property are also a different house type and this further mitigates the terrace effect. On balance the proposed development meeting the main front elevation of the dwelling is acceptable.

The SPD sets out guidance for dormers, the proposed front and rear dormers meet the guidance except for the proposed front and rear dormers are to have flat roofs. Whilst it is accepted that flat roof dormers are not of a high quality design, the existing dormers that are to be extended have flat roofs. Furthermore, the dormers in the street scene are flat roofed, and therefore in this instance the proposed dormers are considered acceptable and fit in with the street scene.

No. 36 Fairway Rochdale has a similar extension to the proposed development, this demonstrates how the proposed development will fit in with the street scene and not appear overbearing.

The proposed finishing materials will match the existing materials and this is considered acceptable.

In view of the above assessment, 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.

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.”*

The proposed front dormer will not reduce the separation distance of the windows and are not considered to have a negative impact on neighbour privacy. The proposed rear dormer will not overlook any neighbouring properties and is considered acceptable.

The neighbouring dwelling no.42 Fairway is set back from the no.40 Fairway, the proposed development will not be overbearing, there are no habitable rooms on the side elevation of the neighbouring dwelling. This will not result in a loss of privacy.

The proposed development will provide sufficient light and outlook for existing and future occupiers and is acceptable.

In light of the above assessment, the proposal would not unduly impact the residential amenity of surrounding occupiers and would provide a satisfactory standard of occupier amenity for all future occupiers in accordance with policies DM1, the SPD and the NPPF.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. 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 the existing parking and is considered acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

RECOMMENDATION

GRANT subject to 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:

- Location Plan
- Existing and Proposed Floor Plans, Elevations and Block Plan dated February 2025

and the development shall be carried out in complete 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 be in accordance with those indicated on the approved plans.

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

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