

**APPLICATION NUMBER: 25/00883/HOUS**

|                                         |                                        |
|-----------------------------------------|----------------------------------------|
| <b>Application Number:</b>              | 25/00883/HOUS                          |
| <b>Location:</b>                        | 125 Holborn Street, Rochdale, OL11 4QB |
| <b>Proposal:</b>                        | Single-storey side extension           |
| <b>Applicant:</b>                       | Mr Dilshad M. Rash                     |
| <b>Case Officer:</b>                    | Sam Yuen                               |
| <b>DETERMINATION DATE</b><br>23.10.2025 | <b>EXT OF TIME</b>                     |
| <b>RECOMMENDATION:</b>                  | <b>Grant subject to conditions</b>     |

|                   |                                               |          |
|-------------------|-----------------------------------------------|----------|
| <b>DELEGATION</b> | <b>Applicant a Council Member or officer?</b> | <b>N</b> |
|                   | <b>Contrary to previous decision?</b>         | <b>N</b> |
|                   | <b>Called in or Planning Panel objection?</b> | <b>N</b> |

|                 |                                          |          |
|-----------------|------------------------------------------|----------|
| <b>COMMENTS</b> | <b>Planning Panel comments received?</b> | <b>N</b> |
|                 | <b>Neighbour comments received?</b>      | <b>N</b> |

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

**Location**

The application relates to no. 125 Holborn Street, a two-storey semi-detached dwelling located in Marland. The dwelling is adjoined by no. 123 Holborn Street to the east, adjacent to no. 127 Holborn Street to the southwest and faces the highway to the north. The property is sited on a bend in the road which slopes downwards towards the southwest and is elevated above adjacent no. 127.

**Description of Proposal**

Planning permission is sought for a single-storey side extension which projects 3.59m from the side elevation of the dwelling. It is characterised by a dual-pitched roof form with a chamfered wall to the rear and has a ridge height of 3.73m and a height to eaves of 2.69m.

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

**Relevant History**

N/A

### **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 21<sup>st</sup> 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 19<sup>th</sup> October 2016. The following policies are relevant:

|                   |                                     |
|-------------------|-------------------------------------|
| <b>P3</b>         | Improving Design of New Development |
| <b>DM1</b>        | General Development Requirements    |
| <b>T2</b>         | Improving Accessibility             |
| <b>Appendix 5</b> | Schedule of Parking Standards       |

## **Amendments**

Amendments were made to the front fenestration arrangement of the proposed side extension.

## **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 side extension is of a single-storey form which would appear subservient to the host dwelling. The use of a dual-pitched roof form would also be in keeping and raises no concern.
- ☐ The proposed extension would project beyond the building line formed by nos. 127 to 133 Holborn Street. However, the approx. 0.64m projection is marginal and given the position of the host dwelling in relation to adjacent no. 127, the extension would not obscure the view of the established building line and would not appear as an obtrusive addition to the street scene.
- ☐ Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- ☐ It is considered the proposed fenestration, as amended, 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 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.
- ☐ With reference to Section 5.6 of the SPD, no adverse amenity impact has been identified in relation to the front ground-floor windows of no. 127.
- ☐ The submitted plans indicate the provision of natural light to all habitable rooms and that 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 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 extension would sever part of the existing hardstanding to the side of the dwelling. Notwithstanding, it appears this area has been fenced in until recently and has been used as storage space. With this in mind, the existing parking arrangements comprises a single off-street parking space which would be retained under the proposed plans.
- ☐ 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 20/08/2025
- ☐ Existing Site Plan, Ground Floor Plan and Elevations – drawing no. 2334/1 received 20/08/2025
- ☐ Proposed Site Plan and Ground Floor Plan – drawing no.2334/2 received 23/10/2025
- ☐ Proposed Elevations – drawing no. 2334/3 received 23/10/2025

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

|                         | <b>Date</b> | <b>Officer</b> |
|-------------------------|-------------|----------------|
| <b>Report Completed</b> | 24/10/2025  | Signed: SY     |
| <b>Authorisation</b>    | 27/10/2025  | Signed: RK     |

Report Author Sam Yuen