

Application Number:	25/00190/HOUS
Location:	34 Elliott Street Rochdale OL12 0HF
Proposal:	Proposed double storey rear extension
Applicant:	Tasadiq Naveed
Case Officer:	Hamish Rigg
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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

Location

The application relates to 34 Elliott Street, a two-storey semi-detached property on the outskirts of Rochdale town centre. The applicant property is one of a short row of semis which follow a corresponding design and material palette. The surrounding area is typically urban, comprising a mix of residential, industrial, and commercial buildings in a dense built environment.

No. 34 faces west, overlooking a driveway and the adopted public highway. It adjoins no. 32 to the south, and sits adjacent to no. 36 to the north, and is slightly set back from the latter. The rear boundary faces east, bordering the curtilage of 25 Regent Street, a medium-sized commercial building.

Description of Proposal

Permission is sought for a part two-storey, part-single storey rear extension, comprising a lean-to roof at ground floor and a hipped roof at first-floor. The extension includes rear windows and a rear door at ground floor level. Proposed materials include red brick, concrete tiles, and UPVC fenestration.

The extension would measure 4.35m in width and would project 3m at ground floor and 2.4m at first floor. The eaves height at ground floor would measure 2.3m, whilst at first floor the eaves height would measure 4.7m and the maximum height 6.2m.

Relevant History

24/01040/HOUS – Refuse

The development would result in an undue loss of privacy for neighbouring occupants due to the proposed side floor window overlooking the rear garden and windows of no. 36 Elliott Street. This issue could not be resolved through obscure glazing as it would lead to unacceptable levels of outlook and natural light to a habitable room. The proposal is therefore unacceptable in terms of its impact on amenity and fails to comply with the National Planning Policy Framework, policy JP-P1 of the Places for Everyone Joint Development Plan, policy DM1 of the Rochdale Council Core Strategy, and the Guidelines and Standards for Residential Development SPD.

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to neighbouring properties. One objection was raised in relation to potential overshadowing and possible damage to an existing boundary wall. Overshadowing will be discussed in the amenity section of this report, however matters relating to possible construction damage are not a material planning consideration.

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 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

None applicable

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and JP-P1 of Places for Everyone seek to achieve development of high quality design, 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. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping.

The proposed extension follows a uniform and modest design which is typical for such development as this. It uses a subordinate hipped roof form and does not project excessively from the rear elevation, therefore appearing subservient to the host dwelling. In addition, the fenestration is well-proportioned and vertically aligned, whilst the materials match the host dwelling. Overall, 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

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Impact on neighbours:

One objection has been raised in relation to potential overshadowing towards immediately adjacent houses and gardens. The SPD recognises that two storey and single storey rear extensions can result in overshadowing and oppressiveness. As such, paragraphs 5.6 and 5.9 of the SPD establish maximum standards for how far single-storey and two-storey rear extensions can project from the existing rear

elevation. The standards require a maximum projection of 3m at ground floor and 2.4m at first floor.

The proposed extensions would project 3m at ground floor level and 2.4m at first floor level and therefore comply with the SPD. By virtue of their compliance, the proposed extensions would not be considered to adversely affect the amenity of neighbouring occupants through overshadowing or overbearing impact. Specifically in relation to no. 32 Elliott Street, the overshadowing impact is further reduced as the proposed extensions would be orientated to the north of no. 32's rear garden.

Outdoor amenity space:

There is some concern regarding the lack of outdoor amenity space that would be retained. Paragraph 5.4 of the SPD states that it is important that sufficient garden space is retained to meet the reasonable needs of existing and future occupiers. The proposed site plan indicates that there would be approximately 17m² of outdoor amenity space to the rear, with a maximum depth of 3m from the rear fence. Whilst this is less than ideal, Permitted Development rights allow 3m rear extensions to attached houses, without the need for planning permission. The proposed development would comply with PD rights, including the need to ensure that less than 50% of the curtilage (not including the original dwelling) has been developed. As such, the lack of retained garden space would not warrant a reason for refusal.

Overall, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, 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. This permission relates to the following plans:

- Proposed elevations: 2221/2
- Proposed floor plans and site plan: 2221/2
- Location plan

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 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 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 and the National Planning Policy Framework.

Article 35

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	01/08/2025	Signed: Hamish Rigg
Authorisation	04/08/2025	Signed: TH

Report Author Hamish Rigg