

APPLICATION NUMBER: 25/00670/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00670/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 25.08.2025 EXT OF TIME 05.09.25

Address: 15 Ruthin Avenue Middleton M24 1FQ

Proposal: demolition of conservatory and construction of two storey extension to the rear elevation

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/A

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: RK

DATE: 04/09/2025

SITE

The site is located at 15 Ruthin Avenue, this is a two-storey semi-detached house. The dwelling benefits from off street parking, front and rear amenity space with an existing conservatory. The surrounding area is highly residential, and the dwellings all have similar characteristics.

The site is located in the Defined Urban Area.

PROPOSAL

The application seeks permission for the demolition of the conservatory and construction of a two-storey extension to the rear elevation. The proposed development will provide additional living space.

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:

P2	Protecting and enhancing character, landscape and heritage.
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 and 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 pitched roof and be finished in materials similar to the host dwelling, this is considered to maintain a high standard of design. The proposed development will not be seen from the highway and will not have a negative impact on the street scene.

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

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 Council's 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 development is a two-storey rear extension, the SPD sets out guidance for single storey and two storey rear extensions. The ground floor would project 2.5m from the rear common boundary with no.15 Runthin Avenue and this complies with the SPD. The two-storey element will project 2m from the same rear elevation and this will comply with the SPD. In this regards the proposed development is considered acceptable and not have an overbearing impact on neighbours.

The proposed development will introduce new windows on the proposed rear elevation, this will be at least 10.5m away from the rear boundary and comply with the space standards. The proposed development will comply with the space standards and not have a negative impact on neighbour amenity.

The proposed development proposes to block up an existing window on the side elevation on the first floor with matching materials to the host dwelling and this is considered acceptable.

The proposed development will provide sufficient light and outlook to bedroom and habitable rooms for existing and future occupiers. The proposed development will leave a sizable garden and this is acceptable.

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
- Proposed Site Plan
- Proposed Floor Plans and Elevations 3568-02

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.

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.

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.

