

APPLICATION NUMBER: 25/00261/HOUS

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Location:	5 Stiups Lane, Rochdale, OL16 4XR
Proposal:	First floor rear extension with the insertion of windows to the first floor side elevation
Applicant:	Mr Tipu Sultan
Case Officer:	Sam Yuen
DETERMINATION DATE 12.05.2025	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. 5 Stiups Lane, a two-storey end terrace dwelling located in a residential neighbourhood in Kingsway. The dwelling is adjoined by no. 7 Stiups Lane to the north-east, adjacent to no. 3 Stiups Lane to the south-west and faces the highway to the south-east. The rear curtilage boundary backs onto an unadopted access road from Buersil Avenue and faces nos. 34 and 36 Buersil Avenue to the north-west.

Description of Proposal

Planning permission is sought for a first-floor rear extension which projects 2.4m from the rear elevation of the dwelling, above a 6m single-storey rear extension, which was the subject of a recently granted Lawful Development Certificate (ref: 24/00737/HH42). The proposed extension is characterised by a hipped roof form and is set down 0.92m from the ridge line with matching height to eaves.

The proposed plans also indicate the addition of windows to the first-floor side elevation and the addition of a lean-to roof form to the single-storey projection.

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

Relevant History

24/00737/HH42 - Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 4m and height to eaves to 2.4m) – Prior Approval Not Required

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

Amendments were made to reduce the projection of the proposed first-floor rear extension from 3.3m to 2.4m and to alter the internal layouts including the omission of the previously proposed fourth bedroom.

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 is set below the ridge line and would thus be subservient to the host dwelling. The use of a hipped roof form would also appear in keeping.
- ☐ It is noted the cumulative impacts of the proposed first-floor rear extension with the 6m 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. Notwithstanding, owing to its rear siting, the extension would not be readily visible from the highways and therefore has a limited impact on the visual amenity of the street scene. The proposal also comprises the addition of a lean-to roof to the ground floor element which helps to reduce the prominence of the rear projections.
- ☐ 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 CS, the SPD, Policy JP-P1 of the adopted 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 boundaries from the rear elevations of nos. 3 and 7.
- ☐ The extension is also sited 24.6m and 37.6m from the rear curtilage boundary and rear first floor windows of nos. 34 and 36 Buersil Avenue respectively, far in excess of the minimum space standards of Section 2.1 (i) of the SPD.
- ☐ Taken as a whole, the proposed development is not considered to result in adverse amenity impacts to the neighbouring occupiers.
- ☐ 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, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

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, Existing and Proposed Site Plan, and Existing Floor Plans and Elevations – drawing no. 2118 Page 1/2 received 12/02/2025
- ☐ Proposed Floor Plans and Elevations – drawing no. 2118 Page 2/2 received 07/05/2025

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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the bathroom windows in the first floor on the south-west facing side elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy 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.

	Date	Officer
Report Completed	07/05/2025	Signed: SY
Authorisation	09/05/2025	Signed: RK

Report Author Sam Yuen