

Officer Report

Case Reference: PL/2026/0169
Location: 75 Hardfield Road, Middleton, Rochdale, M24 1JA
Proposal: Erection of a rear outbuilding ancillary to the main dwellinghouse
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof. An existing conservatory is found to the rear elevation.

PROPOSAL

The application seeks planning permission for the construction of a single storey outbuilding along the rear application site boundary.

RELEVANT PLANNING HISTORY

None relevant.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Guidance

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application seeks planning permission for the construction of a single storey outbuilding to be sited along the rear application site boundary. The proposed outbuilding is considered to appear as a subservient and in proportion addition to the existing dwelling and would have a modest height of some 2.8m.

Whilst the flat roof would differ from the hipped roof of the existing dwelling, this is not uncommon for outbuildings and would therefore not appear significantly incongruous or out of character; the flat roof of the development would assist in alleviating the visual bulk of the development.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application submission indicates that the outbuilding would be used occasionally for friends and family that visit to assist the applicant with daily life; this use would be ancillary to the enjoyment of the dwellinghouse. Any additional parking requirements generated by the outbuilding are therefore likely to be transient. The dwelling has a hardstanding drive to the front elevation which is of sufficient size to accommodate 2No. vehicles in accordance with Appendix 5 of the Core Strategy.

The Council's Highway Department were consulted on the proposal and raise no objection and comment that the proposal is unlikely to generate any additional traffic or impact on the highway.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

Highways Department -_No objection

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment have taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

- Site Location Plan
- DWG No. HARDFIELD-02-20 (Proposed Elevation and Floor Plans)

and the development shall be carried out in accordance with these 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 saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the outbuilding hereby permitted shall be those specified on approved plan HARDFIELD-02-20 or application form.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and 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 The outbuilding hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellinghouse and shall not be used as a separate, independent unit of living accommodation.

Reason: To prevent the formation of an additional planning unit which would be unacceptable in this location in accordance with the National Planning Policy Framework.

Approval Reason(s) (1)

- 5 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.