

Officer Report

Case Reference: PL/2025/1236
Location: 15 Oakenrod Hill, Rochdale, OL11 4ED
Proposal: Single storey rear extension (Retrospective)
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a detached residential dwelling located to the east of Oakenrod Hill in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof and is set within a large plot.

PROPOSAL

The application seeks retrospective planning permission for the construction of a single storey rear extension.

RELEVANT PLANNING HISTORY

02/D40111 – Single Storey Front Extensions, Two Storey Side Extension, Single Storey Rear Extension With First Floor Balcony And Rear Conservatory Extension To Dwelling. Approve with Conditions

13/01157/WTTPO – Crown thin (by up to 25%) four Sycamore Trees T1 to T4 of Tree Preservation Order No. 166 (Oakenrod Hill, Oakenrod, Rochdale). Approve with Conditions

17/00009/WTTPO – Crown thin four sycamores T5, T6, T7 and T8 protected under TPO166, by up to 25%. Approve with Conditions.

19/00567/FUL – Proposed development on land to the rear of 15 Oakenrod Hill comprising of 2no 4 bed detached dwellings, single storey garage block, off road parking, new vehicular access, associated landscaping works and removal of trees protected by Tree Preservation Order No. 166. Disposed

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 development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting.

As such it is considered that the extension and alterations are 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 development does not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is noted that all habitable rooms within the application property continue to receive an adequate amount of natural light and that a sufficient garden space is retained.

As such, it is considered development has 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 property retains two off-street parking spaces and is not considered to have any unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

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

None received.

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 has 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) (1)

- 1 The development hereby approved shall be carried out in accordance with the details shown on submitted plans referenced MK01/0226/02A, MK01/1125/01, MK01/1125/03, all received by the Local Planning Authority on 27.02.2026.

Reason – For the avoidance of doubt and to clarify to which development the permission relates in accordance with Policy JP-P1 of the Places for Everyone Joint Development Plan and Policies P3 and DM1 of the adopted Rochdale Core Strategy, and National Planning Policy Framework.

Approval Reason(s) (1)

- 1 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.