

Officer Report

Case Reference: 25/00817/HOUS
Location: 15 Grisedale Road Rochdale OL11 3LE
Proposal: Proposed single-storey rear extension (part-retrospective)
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 15 Grisedale Road, a two-storey end-terrace dwelling of render construction in Castleton. The dwelling is located on a corner plot at the junction with Crescent Road and is adjoined by no. 13 Grisedale Road to the southeast and faces the highway to the northeast. The rear curtilage boundary backs onto the side curtilage of no. 33 Crescent Road to the south.

PROPOSAL DESCRIPTION

Retrospective planning permission is sought for a single-storey rear extension which projects 3.86m from the rear elevation of the dwelling. It is characterised by a lean-to roof form and has a ridge height of 2.67m and a height to eaves of 2.54m. For the avoidance of doubt, this extension is shown on the existing plans (drawing no. 2324/1) but does not benefit from planning permission; this application seeks to regularise this building.

Planning permission is also sought for a separate single-storey rear extension of the same projection which would effectively infill the space between the existing projection. It is characterised by a hipped roof form and has a ridge height of 3.76m and a height to eaves of 2.69m.

The submitted plans also indicate the insertion of a ground floor window to the front elevation.

The proposal would be constructed in materials to match the host dwelling.

RELEVANT HISTORY

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 alter the roof form of the proposed rear extension from a lean-to to a hipped roof form.

DESIGN AND APPEARANCE

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 rear extension is of a single-storey form which would be subservient to the host dwelling. The applicant has accepted amendments to alter the roof form of the extension which would appear more in-keeping with the existing lean-to side extension.

The proposal also seeks to regularise a constructed rear extension which is of a lean-to roof form. Whilst this form differs from the proposed hipped roof built form, it is accepted much of the building would not be readily visible following the construction of the proposed extension. Given this, the design of the extension would be acceptable.

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 Rochdale Core Strategy, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

AMENITY

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.

The constructed single-storey rear extension projects 3.86m from the rear elevation which exceeds the maximum standard of Section 5.6 of the SPD. Notwithstanding, regards have been had to the siting of the extension to the northwest of no. 13, where the rear habitable room windows of no. 13 would retain unrestricted access to natural light from the south. Given this, it is considered this extension would not give rise to undue levels of overshadowing to the neighbouring occupiers and would be acceptable on balance.

No concerns are had regarding the proposed rear extension, which is not considered to result in adverse harm to residential amenity.

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 of the adopted Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed development would not impact on the provision of parking spaces for the host property and would therefore be acceptable in accordance with Policies T2 and DM1 of the adopted Core Strategy.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan - received 06/08/2025
- Existing Site Plan, Floor Plan and Elevations - drawing no. 2324/1 received 06/08/2025
- Proposed Site Plan, Floor Plan and Elevations - drawing no. 2324/2 received 13/10/2025

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, 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 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.

Approval Reason(s) (1)

- 1 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.