

Officer Report

Case Reference: PL/2026/0185
Location: 15 BYRON ROAD, MIDDLETON, MANCHESTER, M24 2PP
Proposal: Single storey side and rear extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is 15 Byron Road, Middleton, a two storey attached dwelling.

The dwelling benefits from a front and rear amenity space. No off street parking is provided.

The site is within the Defined Urban Area.

Proposal

The application proposes a single storey rear and side extension which will include two bedrooms and a bathroom.

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:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessability

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Publicity: Site notice displayed.

Press Notice: N/A

Neighbour Notification Letters: Letters of notification have been sent out to surrounding neighbours and no comments have been received.

Principle of Development

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 single storey rear and side extension will have a hipped roof, with finishing materials to match the host dwelling and this is considered acceptable.

The application seeks to insert and replace existing windows, whilst the windows will vary somewhat in form and size, they would not be visible from outside of the private amenity space and would not be considered to cause any harm to the overall appearance of the building.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore accord with with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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 Councils 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 single storey rear extension will have new windows on the rear elevation, these will not look directly into neighbouring properties.

The SPD sets out in paragraph 5.6 that the proposed development should not extend more than 3m from the rear elevation of the common boundary. The rear extension extends 0.3m from the common boundary with No.16 and complies with the SPD.

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. Whilst there would be an increase in number of bedrooms, this is not considered so significant to generate harm that would warrant a refusal.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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:

- Proposed Site Plan
- Proposed Floor Plans and Elevations 3679-01

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 be in accordance with those indicated on the approved plans.

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.