

Officer Report

Case Reference: PL/2026/0178
Location: 4 Wimbledon Drive, Rochdale, OL11 4NH
Proposal: Part two, part single-storey rear extension following demolition of rear conservatory
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey end-of-terrace residential dwelling located to the south of Wimbledon Drive in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks planning permission for the construction of a part two-storey, part single storey rear extension following the demolition of the existing conservatory.

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 proposes the demolition of the existing conservatory and construction of a part two-storey, part single storey extension, projecting approximately 4m at ground floor and 2.35m at first floor. It is considered that the proposed extension would appear as a subservient and in proportion addition to the existing dwelling.

The proposed extension would have a hipped roof a first floor and mono-pitched roof at ground floor. These are considered acceptable on design terms and would not appear significantly incongruous or out of character.

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

Paragraph 5.6 of the Council's adopted SPD states that for single storey extensions, a maximum projection of 3m from the rear elevation of the dwelling will be acceptable for semi-detached and terraced dwellings. Paragraph 5.7, however, notes that this projection may be increased proportionate to the offset from the

common boundary providing it does not intrude into a 45-degree visibility zone when measured from such point along the common boundary.

In respect of No. 5 (located to the west) the proposed single storey extension would be offset from the boundary by approximately 1.3m and therefore, when measured at a point 4.3m, would not intrude into this 45-degree visibility zone. It is therefore unlikely to restrict the amount of light received into the rear of No. 5 and is not considered to appear overbearing or overshadowing.

No. 3 is located to the east of the application site and is separated by an alleyway of approximately 1.25m. When taken at a point 4.25m along the boundary therefore, the proposed single storey extension does not intrude into the 45-degree visibility zone and is therefore unlikely to have a significantly detrimental impact on light or amenity.

In respect of the two-storey extension, Paragraph 5.9 of the SPD states that a two-storey extension should not intrude into a 30-degree visibility zone when measured at a point 2.4m from the rear of the neighbouring dwelling.

The proposed extension would not intrude into this 30-degree visibility zone when measured at a point 2.4m from the rear elevation of No. 5 and is therefore not considered to appear significantly overbearing or overshadowing. In respect of No. 3, the proposed first floor extension would intrude marginally into this 30-degree visibility zone (approximately 35 degrees) and would therefore be contrary to Paragraph 5.9 of the SPD. Notwithstanding this however, it is acknowledged that the ground floor bifold doors immediately adjacent to the application boundary appear to serve the kitchen/dining room which appears to be dual aspect therefore this habitable room would continue to receive adequate light. It is also acknowledged that the rear garden of No. 3 is south facing. Having regard to this, the proposed intrusion in this instance is not considered significantly detrimental to the amenity that No. 3 can reasonably expect to enjoy.

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

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 proposed development would not increase the number of bedrooms at the dwelling and therefore there would be no change to parking requirements. The proposal would have no impact on the safety of the highway network. Having regard to this, it is considered that the proposal is in accordance with Policy T2 and Appendix 5 of the Core Strategy,

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.[AC1]

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) (3)

- 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 The development hereby approved shall be carried out in accordance with the following plans: -

- IPS/R/04/OL114NH Sheet 1 (Proposed Floor and Elevation Plans)
- PP-14731433v1 (Location Plan)

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 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)

- 4 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.