

Officer Report

Case Reference: PL/2026/0097
Location: 23 PARKSIDE, MIDDLETON, MANCHESTER, M24 1NL
Proposal: Two storey side extension and single storey rear extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi detached residential dwelling located to the north of Parkside, a cul-de-sac in Middleton. The existing dwelling is constructed of facing brick with a hipped roof.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension and single storey rear extension.

Amended plans were received during the course of determination amending the projection of the two-storey element of the development.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

79/D08431 – Private Garage. Approved Subject to Conditions

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 construction of a two-storey side extension projecting approximately 2.85m from the side elevation of the dwelling. It would be set back from the front elevation of the dwelling by approximately 1m in accordance with the guidance of the SPD and would have a hipped roof to match the existing.

At approximately 4.4m from the front elevation of the dwelling the extension would increase in projection to approximately 3.45m creating a "stepped" appearance, however it is noted that this would not be readily visible from the surrounding street scene due to its siting and the screening afforded by neighbouring dwellings; it is therefore not considered to appear significantly incongruous or out of character.

The proposed extension is therefore considered to appear as a subservient and in proportion addition to the existing dwelling.

A rear infill extension is also proposed projecting approximately 2.3m from the rear elevation of the dwelling. This is considered to appear as a subservient and in proportion addition to the existing dwelling. The proposed two-storey extension would have a hipped roof to match the existing and the single storey extension would have a mono-pitched roof. These are considered acceptable on design terms.

Having regard to the above, the proposed development is considered to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the Council's Housing SPD and the National Planning Policy Framework.

Residential amenity

The proposed two-storey side extension would, by virtue of its siting, have the most impact on No. 21 Parkside. This dwelling has a single storey garage extension to the side elevation along the boundary with the application site; there are 2 No. windows at first floor, however these are small windows which do not appear to serve habitable windows. Having regard to this, the proposed two-storey side extension is not considered significantly detrimental to the amenity that No. 21 can reasonably expect to enjoy.

In respect of the single storey rear infill extension, this would impact on No. 25 the most, however it is acknowledged that No. 25 has a conservatory along the boundary that the extension would not project further from. It is therefore not considered to have a significantly detrimental impact on the amenity that No. 25 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 application property would retain three off-street parking spaces, and would have no 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) (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: -

- DWG No. PCE-SCOTT-JANUARY-26-site plans (Proposed Site Plan)
- DWG No. PCE-SCOTTO-JANUARY-26 (Proposed Plans)

all received by the Local Planning Authority on 20.04.2026

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)

- 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.