



Officer Report

Case Reference: PL/2026/0036
Location: 61 SHORE MOUNT, LITTLEBOROUGH, OL15 8EW
Proposal: Two storey side extension and extension to existing rear dormer following demolition of existing garage.
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 61 Shore Mount; a semi-detached bungalow located in a residential area to the northwest of Littleborough town centre. The property faces east towards the highway, adjoins no. 59 Shore Mount to the south and is adjacent to no. 63 Shore Mount to the northeast. The application property and no. 63 are located on the outside of a 90-degree bend in the highway and there is a public footpath located between the properties. There is open farmland designated as Green Belt to the rear. The application property benefits from a detached garage to the side and a box-style rear dormer. Shore Mount consists of two storey terraced blocks and four pairs of semi-detached bungalows. There is a strong degree of uniformity to the design of properties along Shore Mount.

PROPOSAL

Permission is sought for a two storey side extension including an extension to the existing rear dormer.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

RECOMMENDATION -

Approve subject to the following 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) 2024:

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):

‘Guidelines and Standards for Residential Development SPD’ (SPD) 2016.

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 17.02.2026

ASSESSMENT

Design, character and appearance

When read collectively, the NPPF, CS policies P3 and DM1 and PfE policy JP-P1 seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. SPD paragraph 5.1 also states that extensions should be in keeping with the host property and generally should be subservient to it.

The proposed side extension would occupy a similar position as the existing garage. It would be set behind the main front wall although the roof would form a continuation of the main roof, with matching eaves and ridge heights. The side wall of the extension would not connect to the existing property, leaving a covered external passage providing access between the front and rear.

The extension would be finished using a combination of brickwork and render, which is considered acceptable subject to the use of matching materials.

The proposed rear dormer would form a continuation of the existing dormer and no substantive concerns are had with its design or siting.

Overall, it is considered that the proposals would constitute an acceptable addition to the host property in accordance with the NPPF, PfE policy JP-P1, CS policies DM1 and P3, and the SPD.

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 proposal would 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 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 two off-street parking spaces, and would have no unacceptable impacts upon highway safety in accordance with CS policy T2 and CS Appendix 5.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

AMENDMENTS

Amendments were sought to remove the proposed front dormers.

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 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 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Site Location Plan
- Existing Details. Dwg no. 25.3603.1A
- Existing Elevations. Dwg no. 25.3603.2A
- Existing & Proposed Block Plans. Dwg no. 25.3603.3
- Scheme 1 - Proposed Details. Dwg no. 25.3603.SC1.1E
- Scheme 1 - Proposed Elevations. Dwg no. 25.3603.SC1.2D

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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.