

Officer Report

Case Reference: PL/2026/0170
Location: 124 Croxton Avenue, Rochdale, OL16 2YE
Proposal: Two storey side extension and first floor rear extension
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 124 Croxton Avenue, a two storey, semi-detached property located in a residential area of Rochdale. The dwelling faces northeast onto the highway, adjoining to no.126 Croxton Avenue to the southeast and adjacent to no. 122 Croxton Avenue to the northwest. The rear boundary of curtilage borders the rear outdoor amenity space of no. 5 Newbold Moss. The property benefits from off-road parking sited to the front of the dwelling and a moderately sized rear garden.

PROPOSAL

Permission is sought for a two-storey side extension and a first-floor rear extension. The side extension would be setback 1m from the existing front elevation and project 2.71m from the existing side elevation. The first-floor rear extension would project 2.25m from the existing rear elevation. A timber bin store is proposed to the front of the proposed side extension. It should be noted that the proposed development would reflect the existing extensions constructed to the side and rear of the adjoining property.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

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: 26.03.2026

ASSESSMENT

Design, character and appearance

The proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. The proposed setback would comply with the 'terracing effect' requirements set out in section 5.11 of the SPD and the proposed materials would match those used in the exterior of the existing property. Moreover, the proposed timber bin store would enable the storage of bins out of public view.

As such it is considered that the proposed development would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

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. The proposed development would comply with the projection limits for extensions set out in the SPD and the extension would accord with the minimum separation distances outlined in section 4.1 of the SPD.

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.

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

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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) (4)

- 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 permission relates to the following plans:

- Existing Location & Site Plan. Dwg no. L(00)001. Revision A
- Existing Floor Plan. Dwg no. L(00)002
- Existing Elevations. Dwg no. L(00)003. Revision B
- Proposed Location & Site Plan. Dwg no. L(00)004. Revision A
- Proposed Floor Plan. Dwg no. L(00)005. Revision B
- Proposed Elevations. Dwg no. L(00)006. Revision C

And the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 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.

- 4 The extension hereby approved shall not be occupied until such time as the bin store as shown on the approved plans has been made available for its intended purpose. The bin store shall be retained for its intended purpose thereafter.

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.