

Officer Report

Case Reference: PL/2026/0209
Location: 156 FEATHERSTALL ROAD, LITTLEBOROUGH, OL15 8NY
Proposal: Single storey rear extension with living roof and alterations to fenestration on the rear ground floor elevation
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Site

The site is located at 156 Featherstall Road, Littleborough. The property is a two-storey period semi-detached dwellinghouse of stone construction. The property benefits from a two-storey outrigger and single storey outrigger beyond that. The property has a bay window on the side and front elevation and is located on the corner of Featherstall Road where it meets Clay Street. The site is located within the Defined Urban Area and is not within a or within the setting of, a conservation area.

Proposal

The application seeks permission for a single storey rear and side extension with a flat roof.

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:

The application was publicised by way of neighbour notification letters. No responses were received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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 rear extension would project 7967mm from the main rear elevation of the property at a width of 1500mm, attached onto the side elevation of the property. The rear extension would accommodate an extended dining area and shower room. The property's outdoor space is characterised by a yard area however a sufficient amount of outdoor space would be retained. Proposed windows and doors would be in keeping with the existing dwellinghouse. While the windows are not aligned with the openings above it is clear the existing property has benefitted from alterations over the years and the proposed fenestration works would not alter the appearance detrimentally. It is not considered this detail would be considered unacceptable. Proposed materials are Old Althorne Brick Slips, a UPVC stained glass door and UPVC dark grey windows. While the brick slip is unlikely to match the main dwellinghouse it is noted the painted bricks across the rear and side elevation. Due to the topography increase to the rear on the adjacent main road, and the existing boundary treatment, it is unlikely the extension would be visible from long range views, and the proposed materials are not considered unacceptable.

A green roof is proposed to the flat roof area, which is considered acceptable.

It is acknowledged the level of internal light that would serve the kitchen would be somewhat reduced due to the smaller rear window, however it is noted the side bay window is to be retained.

As such, it is considered that the proposals would comprise an acceptable standard of design. It would therefore not accord 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 Council's 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 would not project beyond the existing single storey extensions on the property and would not be visible from the adjoined property. The side boundary of the property most visible is at the junction with Clay st, and as such, the proposal would be in compliance with the Council's SPD to this regard. The proposed height is in proportion with the scale of development and will

not have a negative impact on neighbour amenity with regards to overbearing. No windows would directly overlook any neighbour.

As such, it is considered that the proposals would comprise an acceptable 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.

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) (2)

- 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- Application form
- Proposed Floor and Roof Plans (Option 2) P02
- Site and Location Plan (Option 2) P04
- Existing and Proposed Elevations (Option 2) P03

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 1 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.