

Officer Report

Case Reference: PL/2026/0144
Location: 14 Shepherd Street, Norden, Rochdale, OL11 5SU
Proposal: Single-storey rear extension and single-storey side extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey end-of-terrace residential dwelling located to the north of Shepherd Street in a predominantly residential area of Norden. The existing dwelling is constructed of facing brick with a pitched roof and benefits from a single storey side extension and a front porch extension.

Permission was granted in 2021 for the construction of a first-floor side extension, however this does not appear to have been implemented and has subsequently expired.

PROPOSAL

The application seeks planning permission for the construction of a single storey rear extension and extension to the existing single storey side extension. Amended plans were received during the course of determination to reduce the scale and projection of the rear extension.

RELEVANT PLANNING HISTORY

21/00807/HOUS – First floor side extension. Approve subject to Conditions

94/D31462 – Single Storey Side Extension to Dwelling. Approve with 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 proposed developments are in keeping with the character and appearance of, and are subordinate to, the original dwelling and surrounding properties, and the wider setting.

As such it is considered that the proposed extensions 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 Housing SPD states that the Council will support rear extensions projecting 3m from the rear elevation of the neighbouring dwelling; where a development is offset from the common boundary, Paragraph 5.7 states that this distance may be increase proportionate to this offset insofar as it does not intrude

into a 45-degree visibility zone when drawn at such point from the common boundary. The proposed rear extension would extend 3m from the rear elevation of the dwelling along the common boundary with No. 12 and is therefore in compliance with the SPD.

The application proposes an extension to the existing single storey side extension. This has the potential to impact on No. 16 the most. It is acknowledged, however, that this dwelling sits perpendicular to the application dwelling and has a single storey extension along the boundary. The proposed extension would be sited to the rear of the existing single storey extension to the side of the application dwelling and is therefore not considered significantly detrimental to the amenity that No. 16 can reasonably expect to enjoy.

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 proposed development would not increase the number of bedrooms at the dwelling and therefore there would be no change to parking requirements. The proposal is not considered to have any detrimental impacts on the safe operation of the highway network.

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 This permission relates to the following plans and documents: -

DWG No. 100 (Site Location Plan) received by the Local Planning Authority on 13.02.2026; and

DWG No. 200 Revision A (Proposed Site Plan)

DWG No. 210 Revision A (Proposed Floor Plans)

DWG No. 211 Revision A (Proposed Roof Plan)

DWG No. 220 Revision B (Proposed Elevations)

DWG No. 230 Revision A (Proposed Sections)

DWG No. 231 Revision A (Proposed Sections) all received by the Local Planning Authority on 27.04.2026. The development shall be carried out in accordance with these hereby approved.

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 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.