

## Officer Report

**Case Reference:** PL/2026/0216  
**Location:** 206 HEYWOOD OLD ROAD, MIDDLETON, MANCHESTER, M24 4GR  
**Proposal:** Single-storey rear extension  
**Recommendation:** Approve with Conditions  
**Officer:** Sam Yuen

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning 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.

### **Policy**

#### **National**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

#### **Sub-Regional**

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-S1 Sustainable Development

Policy JP-P1 Sustainable Places

#### **Local**

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)

## **Design**

No concerns are had with the proposed single-storey rear extension with respect to the built form, roof form, material and window proportions. The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

## **Amenity**

With reference to Section 5.7 of the SPD, the proposed extension would not adversely impact the amenity of neighbouring occupiers by way of overshadowing and overlooking and would accord with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

## **Highways**

The proposal would not impact on existing parking arrangements and is acceptable in accordance with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

**Recommendation:** Approve with Conditions

## **Condition(s) (3)**

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and in accordance with the provisions of Section 91(1) of the Town and Country Planning Act 1990.

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

- Location Plan - received 09/03/2026

- Existing and Proposed Site Plan, Floor Plans and Elevations - drawing no. PPC received 09/03/2026

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 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.

**Approval Reason(s) (1)**

- 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.