

Officer Report

Case Reference: 25/01182/HOUS
Location: 31 BAMFORD WAY, ROCHDALE, OL11 5NA
Proposal: Alterations to existing bungalow including improvements to accessibility, alteration of fenestration and application of render and cladding following removal of chimney, proposed extension to garage, extension of rear raised terrace and balustrade, erection of 1.8m high gates and timber-appearance fencing
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 31 Bamford Way, a detached bungalow located in a residential area in Bamford. The dwelling is adjacent to nos. 2 and 2a Northdene Drive to the east, no. 33 Bamford Way to the west, and faces the highway and no. 44 Bamford Way to the north. The rear curtilage boundary backs onto no. 4 Northdene Drive to the south.

PROPOSAL DESCRIPTION

Planning permission is sought for a number of enlargements and alterations to the host property:

- A replacement detached garage which measures 6.3m by 8.52m. It is characterised by a pitched roof form and has a ridge height of 3.82m and a height to eaves of 2.43m. It would be constructed in matching brickwork and off-white render;
- Removal of existing stone cladding to host dwelling and application of off-white render and anthracite timber-effect cladding following removal of existing chimney;
- Alterations to fenestration to all elevations and addition of canopy porch cover to front entrance;
- Erection of 1.8m-high front boundary wall and electric gate. The boundary wall would be constructed in sandstone to match existing and the electric gate in timber-effect cladding;
- Erection of 1.8m-high timber fencing to side curtilage boundary following removal of existing masonry wall;
- Extension of existing rear raised terrace by 1.41m alongside 1.1m-high glass balustrade and new steps; and

- Extension of existing hardstanding including formation of a resin bound driveway.

RELEVANT HISTORY

N/A

CONSULTEE RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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)

AMENDMENTS

N/A

DESIGN AND APPEARANCE

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposal relates to a number of enlargements and alteration to the host dwelling and curtilage space. The surrounding street scene has a mixed character and comprises a range of built forms and styles. Many dwellings have been subject to substantial enlargements and alterations including contemporary external finishes such as cladding and render. There is a general absence of coherence in character and appearance amongst the dwellings.

The use of off-white render is established in the host dwelling and also present in numerous neighbouring dwellings. As such, the full application of render to the dwelling and garage would constitute a satisfactory material finish. In the absence of a uniform material palette across the street scene, it is considered the use of timber-effect cladding would not be out of keeping with the character and appearance of the area and would be acceptable in this context.

The proposed enlarged garage is set on a lower position to the bungalow and would remain subservient to the host dwelling. The use of a dual-pitched roof form is also in keeping and raises no concerns.

Whilst the proposed front boundary treatments would result in a large solid structure against the street scene, the height and scale of the boundary wall and gate would be consistent with existing boundary treatments in the neighbouring properties. It is also noted the building line is generously set back from the highway which provides a sense of openness to the street scene. The effect of this is that the proposed boundary treatments would not appear obtrusive or overbearing against the highway and would not unduly harm the visual amenity of the surrounding area.

It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

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

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed garage would be set back 3m from the original garage and extend 1.45m to the rear. As it stands, the rear elevation of no. 2A Northdene Drive is sited circa 10m from the side garage wall. Taking into account of the existing spatial relationship, the increase in ridge height of 0.6m is not considered to restrict the outlook and access of natural light to the rear upper floor windows of no. 2A and would not unduly harm the amenity of neighbouring occupiers.

The proposed extension to the raised terrace 1.41m is not considered to result in adverse overlooking into the rear garden of no. 33 due to the substantial screening by way of the landscaping which forms the common boundary with the host dwelling. No overlooking harm has been identified with regard to no. 2A due to the screening of the proposed garage.

The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed hardstanding would increase the number of off-street parking space to the host dwelling which would be satisfactory. There is a 3.7m setback between the highway and the proposed boundary gate which would comprise sufficient visibility splay for vehicles to enter and exit without resulting in adverse harm to highway safety.

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (2)

- 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 as required to be imposed by Section 91(1) of the Town & Country Planning Act 1990 as amended.

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

- Location Plan - received 25/11/2025
- Existing Site Plan - drawing no. R-1045-01 received 18/12/2025
- Proposed Site Plan - drawing no. R-1045-05 Rev. B received 25/11/2025
- Existing Floor Plan and Elevations - drawing no. R-1045-01 received 25/11/2025
- Proposed Floor Plan - drawing no. R-1045-02 Rev. E received 11/02/2026
- Proposed Elevations - drawing no. R-1045-03 Rev. F received 11/02/2026
- Proposed Boundary Treatment - drawing no. R-1045-07 received 11/02/2026

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.

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.