

## Officer Report

**Case Reference:** PL/2026/0182  
**Location:** 2 Brookdale, Rochdale, OL12 0SS  
**Proposal:** Two storey side extension and front porch.  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

### SITE

This application refers to no. 2 Brookdale, a two storey, semi-detached dwellinghouse located in a residential area of Rochdale. The dwelling is located towards a bend in the road where Brookdale meets Crowshaw Drive. It adjoins no. 4 Brookdale to the east and is adjacent to no. 14 Cronshaw Drive to the west. It faces the side elevation of no. 16 Cronshaw Drive to the north and the rear boundary of the curtilage borders the grounds of Quarry Mill.

The building line is staggered and consists of semi-detached properties of a uniform-built style. Several properties, including no. 4 Brookdale, have constructed two storey side extensions. The application property has a canopy roof to the front elevation and benefits from a spacious curtilage due to its position on the street.

### PROPOSAL

Permission is sought for a two-storey side extension set flush with the front and rear walls of the original dwelling. The extension would project 3m from the existing side elevation and would include a canopy roof to the front elevation to form a continuation of the existing canopy. The submitted plans also include a front porch with a hipped roof. The exterior materials would match those used in the existing property.

### RELEVANT PLANNING AND ENFORCEMENT HISTORY

91/D27536: Single Storey Side Extension To Dwellinghouse. Approved.

### 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) :

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

### **PUBLICITY**

**Site Notice:** N/A

**Press Notice:** N/A

**Neighbour notification letters:** 15.04.2026

**Weekly List:** 30.04.2026

### **ASSESSMENT**

#### **Design, character and appearance**

The NPPF establishes that good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is 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, SPD section 5.1 states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed two storey side extension would measure some 3m from the side boundary, meaning there would be no risk of a 'terracing effect' in this location.

Although the extension would not be set back from the front elevation, it is not considered necessary in this instance. Firstly, it is noted that several properties along the building line have constructed similar two storey side extensions, including the

adjoining property. The proposed extension would reflect this established character and would create a sense of symmetry with the adjoining property. Additionally, a setback would likely result in an awkward design given the front canopy and porch. Therefore, it is not considered that the lack of a setback in this instance would inflict undue harm on the character of the street scene.

The extension would be constructed in materials to match the existing property, and the window detailing is considered appropriate.

The proposed front porch would be a proportionate addition, and the roof form of the porch was amended during the course of the application to a hipped roof. The porch would be similar in scale and design to the porch at number 8 Brookdale and would not unduly harm either the character of the host dwelling or the street scene.

Lastly, the submitted plans indicate that the bins would be stored out of public view to the rear and transferred to the collection point via the existing garage.

As such it is considered that the proposed extension and alterations 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.

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) (3)**

- 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 hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Location Plan dated 23/02/2026
- Sheet 1 Existing Plans & Elevations
- Sheet 2 Proposed Plans & Elevations. Rev 1

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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.