

Officer Report

Case Reference: PL/2026/0056
Location: 43 SALISBURY AVENUE, HEYWOOD, OL10 2NY
Proposal: Conversion of garage into habitable room, first floor side and rear extension, front porch extension, insertion and alteration to fenestration front and side elevations
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the south of Salisbury Avenue. The existing dwelling is constructed of facing brick with a pitched roof. The application site benefits from an existing part two-storey, part single storey side extension, and a single storey rear extension. A hardstanding drive is found to the front elevation.

PROPOSAL

The application seeks planning permission for the construction of a first-floor extension above the existing garage and conversion of garage to habitable accommodation, construction of front porch extension, first floor rear extension, and alterations to fenestrations to front and side elevation of the dwelling.

RELEVANT PLANNING HISTORY

NOT/2026/0055 – Alterations to front elevation to facilitate garage conversion including front porch and first floor side and rear extensions. Prior Approval Required and Approved

22/00609/HOUS – Alterations to front elevation to facilitate garage conversion including front porch and first floor side and rear extensions. Approve with Conditions

22/00305/HH42 – Prior approval for a larger home extension measuring 7.56m from the rear of the original dwelling (with a maximum height of 3.2m and height to eaves 2.87m). Prior Approval Not Required.

21/00730/HOUS – First floor side and rear extension and front porch along with increased eaves and ridge height to accommodate loft conversion. Application Refused.

21/01511/HOUS – First floor side and rear extension along with increased eaves and ridge height to accommodate loft conversion (Resub of 21/00730/HOUS).
Application Refused

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 application proposes the construction of a first-floor extension above the existing garage; the proposed would be flush with the front elevation of the dwelling and would have a pitched roof. Whilst it is acknowledged that the proposed first floor extension would not be set back from the front elevation in line with Paragraph 5.12 of the SPD, the proposed development would be identical in nature to No. 43, the neighbouring dwelling, which has a first floor extension in the same place which is not set back from the front elevation; it is therefore considered that the proposed extension would not appear significantly incongruous or out of character; it is unlikely to give rise to a sense of terracing

The application proposes the construction of a first-floor rear extension. Whilst it is acknowledged that this would be a large projection, it would not appear significantly incongruous or out of character; it would be sited to the rear elevation of the dwelling in any case which would mitigate its impact on the wider street scene to an acceptable level.

The front porch extension is not considered significantly detrimental to the visual character of the dwelling or surrounding street scene. The Local Planning Authority acknowledges that a similar development could be constructed under Class D of the GPDO without prior written consent of the Local Planning Authority.

Having regard to the above, the proposed development is not considered to appear significantly incongruous or out of character; it would relate well to the existing dwelling and surrounding street scene in line with Policy DM1 and P3 of the Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the NPPF.

Residential amenity

Paragraph 59 of the Council's Housing SPD states that permission will not normally be granted for a two-storey (or first floor) extension which intrudes into a 30-degree visibility zone when measured at 2.4m from the rear of the neighbouring dwelling along the boundary.

Impact on No. 41 Salisbury Avenue

The application dwelling is sited slightly forward of No. 41, and therefore No. 41's rear elevation extends beyond the rear elevation of the application dwelling. It would continue to do so as a result of the first-floor addition. As such, it is not considered that the proposed first floor rear extension would appear overbearing or overshadowing for No. 41.

The proposed first floor addition to the side elevation would be to the western flank of the dwelling and would therefore not be visible from No. 41. which is located along the eastern flank of the dwelling. It would have no impact on No. 41 and would be screened from view by virtue of the existing dwelling. Whilst the representation

received regarding privacy concerns to the front windows of No. 41 is acknowledged, given the location of the extension, the proposed extension would not change this situation and would not make it worse than could exist at present.

Impact on No. 45 Salisbury Avenue

No. 45 is located along the western flank of the dwelling and would therefore be most impacted by the development. In respect of the first-floor side extension, No. 45 has 1 No. window to the side elevation of the dwelling, and this is obscurely glazed. As such, whilst there would be an impact on this window, such impact is considered acceptable having regard to the fact that the window does not serve a habitable room.

In respect of the rear extension, the proposed extension would not intrude into a 30-degree visibility zone drawn at a point 2.4m along the boundary from the rear of No. 45. The proposal therefore complies with Paragraph 5.6 of the Housing SPD and is not considered significantly overbearing or overshadowing for No. 45.

It is acknowledged that the proposed rear extension would give rise to an increased potential for overlooking towards the rear private amenity space of both Nos. 41 and 45. The surrounding area is predominantly residential, and some degree of overlooking is to be expected. The degree arising as a result of the proposal is not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy.

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.

Having regard to the above, the proposed development is considered to accord with Policies DM1 and P3 of the Core Strategy and the relevant provisions of the NPPF.

Highways and parking

The application property would retain two off-street parking spaces which is the maximum number required 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

1No. objection received which can be summarised as follows:

- The proposed extensions would result in a loss of privacy for No. 41 Salisbury Avenue. The application dwelling is already sited forward of No. 41 and already some overlooking into the living room of No. 41.
- The first-floor side extension would be overbearing and dominating
- The development would give rise to a loss of light

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.

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 have 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 development hereby approved shall be carried out in accordance with the following list of plans and documents:

- DWG No. 21.2523.2K (Proposed Floor Plans and Elevations)
- DWG No. 21.2523.3C (Existing and Proposed Block Plans)
- Site Location Plan

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 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.