

URBAN DESIGN CONSULTATION RESPONSE

Design Officer	Azhar Kapadi
Date	08.05.26
Application Reference	PL/2026/0360
Address	6 Thrum Fold, Rochdale, OI12 6dg
Proposal	Two storey side extension and extension of existing garage

Introduction

The [National Design Guide](#) sets out the ten characteristics of a well-designed place. Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the [National Planning Policy Framework](#).

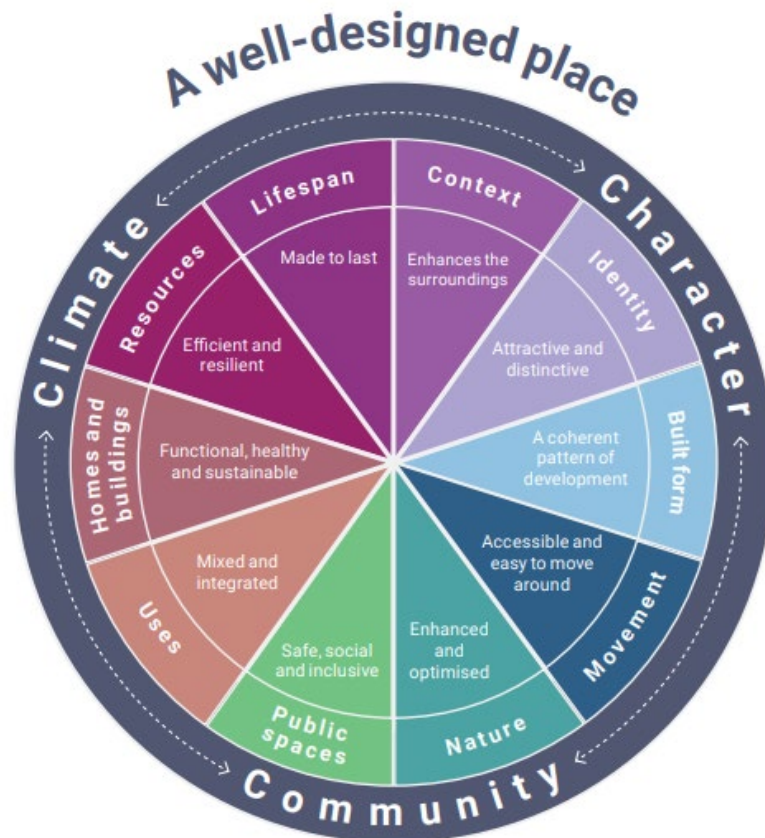


Figure: The ten characteristics of a well-designed place
Source: National Design Guide, 2021
Reproduced under the Open Government Licence

Reason(s) for Consultation

Building / Urban design

Scheme Image(s)



Assessment

The application has been made against:

National Guidance:

- The National Planning Policy Framework
- The ten characteristics of a well-designed place contained within the National Design Guide
- National Model Design Code
- Building for a Healthy Life design toolkit

Local Policy:

- Rochdale Core Strategy policies
- Supplementary Planning Documents:
 - Oldham and Rochdale Urban Design Guide
 - Oldham and Rochdale Residential Design Guide

The Unitary Development Plan

- G/H/1 - Housing
- G/BE/1 - Design Quality;

Places for Everyone (PFE) Joint Development Plan

Context (Pre-App PRE/2026/0146)

The comments made at the pre-application stage were relatively brief and straight-forward. These included suggestions to better replicate certain features of the existing dwelling, as well as to address the elevation where a door would typically be positioned if, for example, the property were part of a semi-detached pair, in order to maintain coherence in the overall design.

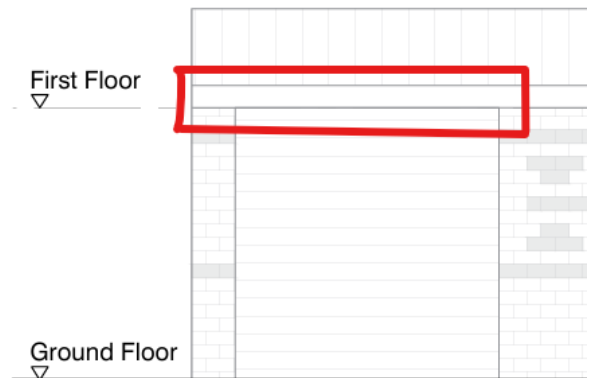
It would therefore be helpful to refer back to the pre-application comments to better understand the context of this response.

Window to bathroom (where a door would typically be placed)

Clarify the detail here. Is the brickwork recessed or does it project like the window bay? What is the detail above the window?

Garage

Address the weak detail where the garage meets the roof. A lintel and stronger separation between the two elements will solve this issue. Can the garage opening reduce in height slightly to accommodate this?



Brickwork coherence

In the pre-app it was advised: *'ensure the projecting brick banding is also continued to the new extension'*. I cannot see this shown on the elevations so ensure this is incorporated.



Optional recommendation to improve design

The property benefits from not having to overly concern itself with privacy to the east elevation. You could introduce slot glazing to the living room / kitchen to improve the design and create a nice attractive feature allowing further natural daylight to enter the interior.

