

Officer Report

Case Reference: 25/00950/HOUS
Location: 33 Hawthorn Road Rochdale OL11 5JQ
Proposal: Front porch extension, removal and replacement of first floor extension, alteration to fenestration and application of render to the front and rear
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 33 Hawthorn Road, a two-storey detached dwelling located in Bamford. The dwelling is adjacent to no. 31 Hawthorn Road to the west, adjacent to no. 35 Hawthorn Road to the east, and faces the highway to the south. The rear curtilage boundary backs onto Diggles Lane, an unadopted road to the north.

Whilst the surrounding residential estate is characterised by a uniform set of house types, many dwellings have been subject to various forms of enlargements and alterations which has resulted in a mixed character.

PROPOSAL DESCRIPTION

Planning permission is sought for a replacement first-floor front extension, following the removal of the existing first-floor sunroom. The extension as amended is characterised by a hipped roof form and has the same 2.78m projection as the existing. It is set down 0.28m from the ridge line with matching height to eaves.

The proposal also seeks to construct a front porch extension which projects a maximum 0.9m from the front elevation. It is characterised by a gable-fronted roof form and measures 3.25m in ridge height and 2.56m in height to eaves.

The external finish of the front and rear elevation would be altered to white render to the first floor and slate cladding to the ground floor. The submitted plans also indicate the alteration of fenestration to the front, side and rear elevation.

RELEVANT HISTORY

02/D40964 - First Floor Rear Extension To Dwelling - Grant subject to conditions

02/D39970 - First Floor Conservatory Over Existing Garage - Grant subject to conditions

88/D21646 - Formation Of Pitched Roof Over Garage And Carport – Grant

87/D20350 - Single Storey Extension To Rear Of Dwellinghouse. - Grant subject to conditions

80/D10251 - Two Bedroomed Extension Over The Existing Garage And A Kitchen Extension - Grant subject to conditions

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

Following comments from the Planning Officer, amendments were made to alter the roof form of the first-floor extension from a gable roof to a hipped roof form.

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 proposed first-floor extension would replace an existing lean-to extension which is considered to be a poor-quality and out of keeping addition to the dwelling. The removal of this harmful element would therefore have a positive impact on the visual amenity of the host dwelling.

Extensive discussions were had with the applicant with regard to suitable amendments to the proposed first-floor extension which has resulted in a hipped roof projection with roof lights on either roof slopes. Whilst it is considered the revised projecting hipped roof form would somewhat visually compete and appear disproportionate with the original front gable of the dwelling, it is considered the agreed proposed plans would nonetheless constitute a visual improvement upon the existing dwelling and would therefore be acceptable on balance.

Likewise, there are some concerns regarding the gable-fronted form of the proposed front porch, which appears out of keeping with the built form of the host dwelling and other front porch projections in the surrounding area. Amendments were sought from the applicant but were not adopted in the revised plans. Notwithstanding, it is accepted this addition is modestly scaled and taken as a whole, would not amount to visual harm which would warrant refusal. The design of the porch is therefore acceptable on balance.

The proposal also seeks to overhaul the external appearance of the dwelling through the application of white render and grey slate cladding to the front and rear elevation. Whilst this material palette is not used in the surrounding properties (with the exception of no. 17 Hawthorn Road, which does not appear to benefit from planning permission), it is acknowledged that substantial alterations to the dwellings in the area has resulted in a mix of external finishes including render, uPVC cladding and redbrick. This has contributed towards an overall incoherent appearance which characterised the area. In assessing the character of the street scene, it is considered there is limited architectural merit which warrants preservation. Given this site context, it is considered the proposed materials in this dwelling would not amount to undue visual harm to the surrounding area and would be acceptable on balance.

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

Overall, the proposal constitutes an improvement over the appearance of the existing dwelling and 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 first-floor extension would not project beyond the existing extension and is not considered to result in additional amenity impact. The proposed porch would comply with the maximum standard of Section 5.6 of the SPD and is not considered to give rise to undue amenity harm to neighbouring habitable room windows.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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

The proposed development would not impact on the provision of parking spaces for the host property and is therefore 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 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- Location Plan - received 11/09/2025
- Existing Site Plan - drawing no. ZT24-196-01 received 11/09/2025
- Proposed Site Plan - drawing no. ZT24-196-04 received 05/05/2026
- Existing Floor Plans - drawing no. ZT24-196-02 received 11/09/2025

- Existing Elevations - drawing no. ZT24-196-03 received 11/09/2025
- Proposed Floor Plans - drawing no. ZT24-196-05 received 25/02/2026
- Proposed Elevations - drawing no. ZT24-196-06 received 25/02/2026

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.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the first-floor front extension, the ensuite windows to the east facing side elevation at upper floor level(s) on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.