

Officer Report

Case Reference: PL/2026/0220
Location: 19 MALVERN ROAD, MIDDLETON, MANCHESTER, M24 1QA
Proposal: Single storey rear extension, rear dormer extension and the insertion of 2 no. skylights to front elevation to facilitate loft conversion and alterations to fenestration on the side elevation
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the north of Malvern Road in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof.

There is some semblance of uniformity to the street scene, however most dwellings have been previously extended.

PROPOSAL

The application seeks planning permission for the construction of a hip-to-gable loft conversion and dormer window to the rear roof slope, and construction of a single storey rear/side extension. The application is a resubmission of previously approved application 25/00112/HOUS with the addition of the dormer window.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00112/HOUS – Hip-to-gable roof extension to facilitate loft conversion and single storey side and rear extensions. Approve subject to conditions

RECOMMENDATION: GRANT subject to conditions

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 hip-to-gable loft conversion and the construction of a rear dormer window. Whilst it is acknowledged that the proposed hip-to-gable conversion would appear somewhat incongruous and out of character—having regard to the fact that most dwellings within the street scene feature hipped roofs—and would unbalance the semi-detached pair, it is acknowledged that such a conversion could likely be carried out under Class B of the GPDO without prior consent of the Local Planning Authority.

Furthermore, whilst some semblance of uniformity exists within the street scene, it is acknowledged that many dwellings have been extended and altered previously, such that this uniformity is not overriding within the street scene. The degree to which the proposed hip-to-gable would appear incongruous is therefore not considered significantly detrimental to the visual character of the dwelling and surrounding street scene.

The proposed dormer window would be sited to the rear of the dwelling and its impact on the street scene would therefore be mitigated to an acceptable degree. The Local Planning Authority acknowledges that this could likely be constructed under Class B of the GPDO also. It would feature matching materials to the existing roof.

The proposed rear/side extension would appear as a subservient and in proportion addition to the existing dwelling.

The proposed developments are therefore considered to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of both the Housing SPD and the National Planning Policy Framework.

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

None received.

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 permission relates to the following plans and documents: -

Location Plan

DWG No. 002 Revision A (Proposed Elevation and Floor Plans)

Block Plan

and the development shall be carried out in accordance with these hereby approved.

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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy 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.