

Officer Report

Case Reference: NOT/2026/0348
Location: 12 HOLLAND STREET, WARDLE, ROCHDALE, OL16 2SD
Proposal: Prior approval for a proposed single storey rear extension measuring 6.68m from the original dwelling (with a maximum height of 3.25m and height to eaves to 2.75m)
Recommendation: Approve
Officer: Bob Melling

Description of Proposed Development

The Host Dwelling is: Detached

How far will the proposed extension extend beyond the rear wall of the original dwelling house measured externally: 6.69m

What will be the maximum height of the proposed extension measured externally from the natural ground level: 3.66m

Have permitted development rights been removed? No (see application ref: 99/D36769).

Neighbours notified

20 Stott Street, Wardle, ROCHDALE, OL16 2SB

14 Holland Street, Wardle, ROCHDALE, OL16 2SD

1 Lambs Fold, Wardle, ROCHDALE, OL16 2BJ

Number of representations received: 2 objections raising the following concerns:

- Doubts whether the proposal qualifies as permitted development
- Loss of outlook
- Overwhelming impact
- Concern that the cumulative scale would create a claustrophobic environment
- Potential for increased shading to neighbouring houses
- Unclear how construction access to the rear garden would be achieved
- Narrow dead-end street already congested with on-street parking
- Access from Stott Street would cause issues
- Anticipated noise and dust impacting neighbouring gardens during works

Consideration of the following conditions listed in the GPDO 2015

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

Complies

(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse).

Complies

(c) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse.

Complies

(d) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse.

Complies

- (e) The enlarged part of the dwellinghouse would extend beyond a wall which—
- (i) forms the principal elevation of the original dwellinghouse; or
 - (ii) fronts a highway and forms a side elevation of the original dwellinghouse.

Complies

- (g) The enlarged part of the dwellinghouse would have a single storey and -
- (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height.

Complies

- (h) The enlarged part of the dwellinghouse would have more than one storey and—
- (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

Complies

(i) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres:

Complies

(j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would:

- i. Exceed 4 metres in height.
- ii. Have more than a single storey, or
- iii. Have a width greater than half the width of the original dwellinghouse

Complies

(k) It would consist of or include-

- i) The construction or provision of a veranda, balcony or raised platform
- ii) The installation, alteration or replacement of microwave antennae
- iii) The installation, alteration or replacement of a chimney, flue, soil and vent pipe
- iv) An alteration to any part of the roof of a dwellinghouse

Complies

Is the dwellinghouse on Article 2(3) land or on a Site of Special Scientific Interest?

Complies

A.3 Development is permitted by Class A subject to the following conditions—

a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The development has begun on site prior to -

a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required.

b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or

c) the expiry of 42 days following the date on which the information referred to in

paragraph (2) was received by the local planning authority without the local

planning authority notifying the developer as to whether prior approval is given or refused.

Complies

ASSESSMENT

Paragraph (7) of Section 4 within The Town and Country Planning (General Permitted Development) (England) Order 2015 states “where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of adjoining premises.”

Paragraph (9) goes on to state that when considering the impact the LPA shall – “(a) take into account any representations made as a result of the notice given under subparagraph (5); and (b) Consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.”

In view of the above, the impacts on the amenity of adjoining premises have been considered as in conjunction with the requirements of the National Planning Policy Framework, the Council's Core Strategy, the Places for Everyone Joint Development Plan and the Supplementary Planning Document ‘Guidelines and Standards for Residential Development’.

Residential Amenity

Paragraph 135 of the NPPF states planning decisions should “create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.”

The GPDO does not require regard to be had to the development plan, but policies may be material considerations where relevant to matters of amenity. CS Policy DM1 requires development proposals to ensure they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.” PfE Policy JP-P1 also requires new development to offer a high level of amenity and address microclimate issues such as sunlight and shade (inter alia). The ‘Guidelines and Standards for Residential Development’ SPD has been produced to assess the matters relevant to residential amenity. As CS Policy DM1, PfE Policy JP-P1 and the SPD are concerned with high standards of residential amenity in all developments, they are relevant to considerations of this application.

Section 5.5 of the SPD states “it is important that single storey extensions are not overbearing and do not result in undue loss of light or privacy for neighbouring occupiers.”

In particular, Section 5.6 of the SPD states the following maximum standard for single storey extensions:

- *For attached properties, a point 3 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s);*
- *For detached properties, a point 4 metres along the common boundary measured from the rear elevation of the adjoining or adjacent dwelling(s).*

Section 5.3 of the SPD acknowledges that there may be cases where extensions which exceed the guidance may be acceptable and that each application is to be determined on its own merits.

The proposal seeks to construct a 4m single-storey rear extension that would adjoin an existing 2.685m rear extension. The extension would measure some 13.5m to the front elevations of the nearest properties on Stott Street and 20.8m to the shared boundary with no. 20 Stott Street. It would also measure at least 17.39m to the shared boundary with no. 1 Lambs Fold. Therefore, it is considered that the extension, which is single storey in height, would be suitably separated from the nearest properties on Stott Street and Lambs Fold.

It is noted that the proposed extension would exceed the aforementioned projection limit by approximately 0.46m in relation to no. 14 Holland Street. However, it is noted that the extension would be located to the north of the nearest window on the rear elevation of no. 14 and that the affected window is overshadowed to a much greater degree by the existing outrigger to the rear of no. 14. In addition, no. 14 benefits from a substantial rear amenity space which would further mitigate the impact of the proposed extension on the enjoyment of their rear garden.

On balance, it is considered that the proposal would not unduly impact on the amenity of the neighbouring occupants and would accord with the requirements of CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

RECOMMENDATION: Approve

For the avoidance of doubt, the decision relates to the following drawings: -

- Existing & Proposed Floor Plans & Elevations. Dwg no. A01. Rev 001
- Existing Site Plan. Dwg no. A100. Rev 001
- Proposed Site Plan. Dwg no. A101. Rev 001
- Location Plan. Dwg no. A200. Rev 001

