

Officer Report

Case Reference: PL/2026/0277
Location: 60 APPLE TREE WAY, ROCHDALE, OL16 4SW
Proposal: Two storey side extension and part two storey, part single storey rear extension.
Recommendation: Approve with Conditions
Officer: Bob Melling

LOCATION

This application refers to no. 60 Apple Tree Way, a two-storey detached dwelling located at the turning head of a cul-de-sac on a modern residential estate in Rochdale. The property is adjacent to nos. 62 (northwest), 46 (southeast) and 58 (southwest). The rear boundary borders a pedestrian footway, beyond which lies properties on Midgley Drive.

PROPOSAL

Permission is sought for a part two storey and part single storey side and rear extension. The two-storey side extension would be formed beneath and as a continuation of the existing pitched roof, maintaining a consistent roof pitch. The extension would be set back 3.2m from the front wall and project 1.7m from the existing side elevation. The extension would project approximately 3m from the existing rear elevation at first floor level and 9.3m at ground floor level. The extension would be finished using matching brickwork, roof tiles and window frames. The single storey rear extension would also feature sections of composite cladding.

HISTORY

12/D55581: Outline application for residential development including the construction of the access from Broad Lane. Appearance and landscaping, layout and scale reserved for subsequent approval – Refused – Appeal Allowed.

12/D55400: Residential development for the erection of 60 dwellings. – Refused – Appeal Allowed.

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) 2024:

JP-P1 Sustainable Places

Local Guidance

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: 28.05.2026

ASSESSMENT

Character and Appearance

The NPPF establishes that good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is 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, SPD Section 5.1 states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed side extension would be set over 3m behind the main front wall with a minimal projection from the side elevation at 1.7m. As a result, the side extension would read as a subordinate addition to the host property that would be in-keeping with the original design values. Moreover, it is considered that the scale and massing of the development would be in-keeping with the surrounding area.

It is noted that the single storey element of the rear extension would have an unusual shape with a flat roof design, however this aspect of the proposals would be sited to the rear with limited public visibility.

The proposed materials, as specified on drawing no. 1544-SK3-201 (rev C), are considered acceptable.

Lastly, it is noted the proposals would have no bearing on the existing bin storage arrangement.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential Amenity

CS Policy DM1 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 SPD provides projection limits for both ground and first floor extensions in order to protect the living conditions of neighbouring residents. It is noted that an objection was received regarding a potential loss of natural light as a result of the proposals, however amended plans have been submitted to ensure compliance with the SPD projection limit for single storey extensions. While the level difference between the application site and no. 62 is noted, it is considered that the amended design would reduce the potential loss of light and outlook to a suitable level. Furthermore, the proposed two storey extension would comply with the projection limit outlined under Section 5.9 of the SPD.

It is not considered that the proposals would result in a loss of privacy for neighbouring residents. The proposed first floor habitable room windows would face in an easterly direction, measuring some 20m to the garden boundary of no. 25 Midgley Drive. It is not considered that any of the proposed windows would result in an undue loss of privacy for nos. 62 and 46 Apple Tree Way.

It is considered that all habitable rooms within the application property would receive sufficient natural light, and it is considered that the property would benefit from a suitable outdoor amenity space. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.

The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS Policy DM1, the SPD and the NPPF.

Highways

The development would have no bearing on the existing parking and servicing arrangements and therefore accords with CS Policies T2 and DM1.

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

1 objection was received raising the following concerns:

- Extension along the full length of the shared boundary

Officer Response: The siting and length of the extension have been assessed in terms of scale and relationship to neighbouring properties. These matters are addressed in the following report, however it should be noted that the design of the extension has been amended during the course of the application meaning it no longer runs the full length of the boundary.

- Development located on or close to the boundary

Officer Response: The submitted plans show the extension located within the application site. Boundary location and land ownership are civil matters and are not material planning considerations.

- Difference in ground levels and existing drainage issues

Officer Response: Existing ground levels are noted. Matters relating to historic drainage problems are not attributable to the proposed development. In this instance, it is considered that surface water drainage can be appropriately managed through Building Regulations.

- Boundary fence acting as a retaining structure

Officer Response: The structural role of boundary treatments is a private matter. Details of retaining structures and construction methods fall under Building Regulations rather than planning control.

- Potential foundation works impacting neighbouring property

Officer Response: Construction methodology, including foundations or piling, is not a material planning consideration. Any potential impacts would be addressed through Building Regulations and civil legislation.

- Loss of light to neighbouring property

Officer Response: This matter is addressed in the 'Residential Amenity' section of the report.

- Impact on views from the neighbouring property

Officer Response: Loss or change of private views is not a material planning consideration.

- Impact on privacy and sense of enclosure

Officer Response: This matter is addressed in the 'Residential Amenity' section of the report.

- Construction access via neighbouring land

Officer Response: Construction access arrangements are not controlled by the planning system and are a private legal matter.

SUMMARY OF CONSULTATION RESPONSES

N/A

AMENDMENTS

Amendments were sought to the single storey rear extension in order to mitigate the impact on neighbouring properties.

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 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 hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

Location Plan. Dated 23-Mar-2026

Existing Site Plan - Ground Floor. Dwg no. 1544-001

Existing Site Plan - First Floor. Dwg no. 1544-002

Existing Floor Plans. Dwg no. 1544-EX-101

Existing Elevations. Dwg no. 1544-EX-201

Proposed Site Plan (SK3) - Ground Floor. Dwg no. 1544-SK3-003. Rev B

Proposed Site Plan (SK3) - First Floor. Dwg no. 1544-SK3-004. Rev B

Proposed Site Plan (SK3) - First Floor. Dwg no. 1544-SK3-005. Rev A

Proposed Floor Plans - (SK3). Dwg no. 1544-SK3-101. Rev C

Proposed Elevations - (SK3). Dwg no. 1544-SK3-201. Rev C

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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 The development hereby approved shall be constructed in materials contained within the approved Proposed Elevations drawing no. 1544-SK3-201 revision C.

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.