

Officer Report

Case Reference: PL/2026/0191
Location: 5 NEWFIELD CLOSE, ROCHDALE, OL16 2YJ
Proposal: Part two, part single-storey side and rear extensions, front porch extension following demolition to existing detached garage
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site consists of a 1990s two-storey semi-detached residential dwelling located in a predominantly residential area of Rochdale. The existing dwelling is constructed of buff multi brick with a pitched roof and a single storey front porch. A hardstanding drive is found to the side elevation of the dwelling with a detached garage in the rear garden.

PROPOSAL

The application seeks planning permission for the construction of a part single, part two-storey side and rear extension and front porch.

AMENDMENTS

Following discussions with the case officer, significant amendments were proposed to the scheme which reduced the scale of the proposed works. The amended scheme is to be considered.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

None recorded

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.

Other Considerations

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

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 development is for a two-storey side extension, two storey rear extension and wraparound single storey extension. A single storey front porch extension is also proposed.

Paragraphs 5.5-5.10, including Figures 6 and 7 of the Council's Residential Guidance SPD, are relevant to this case.

The two-storey side extension as amended is 2.7m in width, set back 700mm from the front elevation. The roof ridge would be set down from the main ridge of the roof and the eaves height would match that of the existing property. The proposed two storey rear extension would extend 2.4m from the original rear elevation of the property and would have a gable roof. The proposed ridge height would be set down 800mm from the main roof ridge, and the eaves height would match the host dwelling and the proposed two storey side extension. The proposed single storey side and rear extensions will have a flat roof, a height of 2.9m. The single storey rear extension would project beyond the proposed 2 storey extension, up until a point of 3m adjacent to the boundary and then splays at an angle to accommodate an additional 1.5m projection.

With regard to the total projections from the rear of the property; the proposal is compliant with paragraphs 5.5. - 5.10 of the Council's SPD.

In relation to the proposed front porch extension, there is no specific guidance within the SPD in relation to the design of porches, however as with any extension, the proposal must be sympathetically designed with consideration to scale, form, and so as to not appear an incongruous addition within the street scene. The proposed porch is 3.3m in width and would house the main door into the property. The door is positioned centrally between the proposed side extension and host dwelling. The proposed pitch height of the lean to roof is 3.3m with an eaves height of 2.3m, matching the existing property. While the porch is not positioned centrally, given the plots position and the street layout, it is not considered the proposal will look at odds or constitute an incongruous addition. The designs of proposed windows would match that of the existing dwelling and are considered acceptable.

A condition is secured ensuring the proposed extension is carried out with matching materials to the host dwelling. As such it is considered that, with regards to visual amenity, subject to conditions, the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Policy DM1 of the Council's adopted Core Strategy states that developments should not adversely affect the amenity of neighbouring dwellings by virtue of visual intrusion, overbearing impact, overshadowing, or loss of light. This is consistent with

Paragraph 135(f) which states that developments should create places that are well designed, safe, and offer a high standard of amenity for future occupiers.

As mentioned within the Design assessment of this report, paragraphs 5.5-5.10 of the Council's Residential Guidance SPD are relevant in this case. The proposed two storey rear extension and single storey rear extensions are compliant with the SPD in relation to projection and are designed to match the host dwellinghouse in regard to eaves and ridge heights. It is not considered the proposal would result in an overbearing or overshadowing impact upon the adjoining neighbour.

The proposed extension will introduce a two-storey side extension and single storey wrap around extension. The positioning of the application property is staggered and sits almost the full depth of the property into the plot, 10m back from the adopted highway, and shows a stark arrangement compared to No 3 New Field Close. The plot of No 5 increases in width towards the rear before tapering off into a diamond shape where it adjoins with No 7.

The proposed two storey side extension would, at its very closest, be 1m from the adjoining boundary shared with No 3 New Field Close. This increases to 4.7m at the rear of the two-storey side extension. As such, it is considered there is sufficient distance between the proposed two storey extension and the side boundary shared with No 3, so that the proposed extension would not result in any terracing or overbearing impact. The proposed single storey wraparound rear and side extension is set 5.8m back from the front of the dwelling, and given the existing boundary treatment, would not result in any unacceptable impact with regards to an overbearing impact on the neighbour.

The proposed extension seeks to accommodate additional bedrooms at first floor on the front elevation. While the proposed front elevation window gives rise to some possible overlooking of No 3, this is from oblique angles only and would largely overlook only areas of the property which are already within public view. Additionally, the two-storey rear extension would introduce a side bathroom window. A condition is secured to ensure obscure glazing mitigates any overlooking impact to this window. It is not considered the property would have an unacceptable impact upon No 3 New Field Close by way of overlooking.

The windows at ground floor on the extensions would be considered to have no unacceptable overlooking impact, given the boundary treatment on the property.

At the proposed first floor extension, a 13.8m distance to the rear boundary is maintained and would not have an unacceptable overlooking impact on properties to the rear. The proposal is in compliance with the guidance stated at Paragraph 4.1 of the Council's SPD.

Having regard to the above, the proposed development as amended is in compliance with DM1 of the adopted Rochdale Core Strategy, the design guidance of the housing SPD, and Paragraph 135 of the NPPF.

Highways

The proposed development would introduce 2 bedrooms to the property. The property and its extension are set back 10m from the highway and there is sufficient space for the maximum parking standard as outlined within Appendix 5 of the Core Strategy to be applied. It is considered that there would be no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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:

- 006 Rev A received 20/05/2026
- 007 Rev A received 20/05/2026
- 008 Rev A received 20/05/2026
- 009 Rev A received 20/05/2026
- 010 Rev A received 20/05/2026

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 rear extension, the bathroom side first floor windows facing No 3 New Field Close 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.

- 4 The materials applied to the proposed extension hereby approved shall match that of the existing dwelling and retained as such thereafter

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.

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.