

Officer Report

Case Reference: PL/2026/0255
Location: 1 BRANDLEHOW DRIVE, MIDDLETON, MANCHESTER,
M24 4QY
Proposal: Double Storey Side Extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site relates to 1 Brandlehow Drive, a two-storey semi-detached dwelling. The dwelling benefits from off street parking, front and rear amenity space. The dwelling fronts Brandlehow Drive. The attached neighbour is no.380 Windermere Road and this dwelling fronts Windermere Road

The site is located on a corner plot; it is therefore exposed and has an open feel. The site is visible from Brandlehow Drive and Windermere Road.

The site is located in the Defined Urban Area, the area is highly residential, and the dwellings made up of similar characteristics.

Proposal

The application seeks permission for a double storey side extension.

The proposed development will provide a reception room and an additional bedroom and ensuite.

The dwelling is on a corner plot, having regard to this in relation to the attached house the side extension is also assessed as a rear extension. This proposed side extension will project from the rear boundary of no.380 Windermere Road.

Relevant Planning Policy

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

7. Places for Homes

JP-H 3 Type, Size and Design of New Housing

9. Places for People

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO1 Delivering a more prosperous economy

SO2 Creating successful and healthy communities

C1 Delivering the right amount of housing in the right places

C3 Delivering the right type of housing

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO5 Improving accessibility and delivering sustainable transport

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

Relevant Site History

25/00935/HOUS - Refused

Consultations

N/A

Representations

Letters of notification have been sent out to surrounding properties, Two objections have been received and raised the following concerns

- Lack of parking for a larger property
- The development will not be in keeping with the host property
- Loss of privacy
- Overshadowing of neighbouring properties

Analysis

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The application proposes a two-storey side extension. Due to the dwelling being located on a corner plot and the front elevation fronting Brandlehow Drive and the side elevation (south facing) facing Windermere Road, the proposed development will be highly visible, however the extension will be set down from the ridge line of the host dwelling and appear subservient. This application will not be as wide as the previously refused permission and in this case the visual openness will be reduced and is considered acceptable. There will not be a negative impact on the character of the area.

The proposed materials are to match the host dwelling, and this is considered acceptable. There is appropriate fenestration along the boundary of the property, this will be a physical and visual boundary on the site and will mitigate some visual harm.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The SPD sets out guidance for two storey rear extensions, the proposed development will comply with this and is not considered to have an overbearing impact on the neighbouring dwelling. There are no proposed windows that will overlook neighbouring properties and as a result of this there is no impact on privacy for surrounding occupants. The proposed first floor element would exceed the SPD standard by 10cm however given the minor degree of exceedance and noting the location to the northeast of the adjacent dwelling, this is not considered to be significant on balance.

PfE Policy JP-H3 establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards. Whilst not a new dwelling, the intentions of the policy in respect of delivering adequate standards of amenity through the provision of suitably sized rooms still applies. The proposed development will comply and is considered acceptable.

The proposed bedrooms will have sufficient light and outlook. The proposed development will leave a sufficient amount of garden space.

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

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing parking arrangement of highway.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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 Proposed Elevations, Floor Plan and Site Plan BRAND-02-20 dated 16/05/2026
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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 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 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)

- 4 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.