

Officer Report

Case Reference: PL/2025/1331
Location: 71 Latrigg Crescent, Middleton, Manchester, M24 4LP
Proposal: Two-storey side extension together with single storey front/side extension, part two-storey, part single-storey rear extension. Alterations to existing fenestrations. Erection of new 0.65m high front and side boundary walls/fencing and formation of new hardstanding and extension to existing dropped kerb.
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the west of Latrigg Crescent in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

There is no single uniform character to the dwellings along Latrigg Crescent. The estate is a mixture of older housing stock and new developments and therefore the character of the street scene is varied.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension, single storey front extension, part single part two-storey rear extension and alterations to front boundary treatments including the construction of a 0.65m high boundary wall and alterations to the existing dropped kerb. Amendments were sought during the determination process to amend the design and reduce the scale of the development.

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 Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a two-storey side extension. The upper floor of the proposed extension would be set back from the front elevation and down from the ridge sufficiently to alleviate any sense of terracing. It is considered to appear as a subservient and in proportion addition to the existing dwelling. The pitched roof would be in keeping with the pitched roof of the existing dwelling.

It is also proposed to construct a part single, part two-storey rear extension with a gabled roof. This would project approximately 2.8m from the rear elevation of the existing dwelling. It is considered to appear as a subservient addition to the existing dwelling. Whilst concerns have been raised that the extension would appear as a bulky and overly dominant addition to the dwelling, this is not considered to be the case – furthermore, the siting of the extension to the rear would alleviate its impact on the wider street scene to an acceptable

degree. Whilst it would be visible from the rear elevation of the dwelling, following amendments it is not considered to appear significantly incongruous or out of character.

The application also proposes the construction of a single storey front extension. This is considered to appear appropriately subservient and in proportion to the existing dwelling. There is no prevailing character of development to the existing street scene which is eclectic in nature; as such the proposed extension is not considered to appear significantly incongruous or out of character.

Comments regarding the development being seen when exiting the park to the rear of the dwelling are acknowledged. Notwithstanding, the developments proposed under this application are typical extensions that one would expect to see in a predominantly residential area. Furthermore, the visual impact of the developments are not considered significantly incongruous or out of character that they would be detrimental to visual amenity.

Comments regarding no other three storey development in the area are acknowledged. The scale of the proposal has been reduced following officer comments and the dwelling would remain a two-storey dwelling.

Having regard to the above, the proposed development is considered to accord with Policies P3, DM1 of the adopted Rochdale Core Strategy and the design guidance of both the SPD and the NPPF.

Residential amenity

The proposed two-storey side extension would be sited to the northern flank of the dwelling and therefore would impact on No. 69 Latrigg Crescent the most. This dwelling has 1No. window at first floor, however this is sited to the front of the side elevation. The proposed extension would be set back from the front elevation a sufficient distance that the impact on this window would not be significantly detrimental to the amenity of No. 69.

Whilst it is acknowledged that there would be some impact on the ground floor window to the side elevation of No. 69, outlook from this window is screened by the boundary fence between the two dwellings as existing and therefore outlook from this window would not be significantly impacted beyond the existing situation.

The proposed rear extension would project approximately 2.8m from the rear elevation of the dwelling and therefore exceeds the guidance of the SPD by 0.4m. Notwithstanding, it is acknowledged that this is a relatively minor exceedance and the proposed extension would be set slightly in from the boundary and sited to the north of the neighbouring property and as such it is not considered on balance to significantly impact on the amenity of No. 73. Furthermore, it is acknowledged that No. 73 has a fixed pergola/structure to the rear with a closed side to the boundary which would mitigate the impact to some degree. Having regard to this, the proposed rear extension is not considered significantly detrimental to the amenity that No.73 can reasonably expect to enjoy.

No. 73 is located to the south/southwest of the application site and therefore the proposal would not unduly impact on daylight to this dwelling, which would continue to receive sufficient daylight throughout the day.

Highways and parking

The application property would retain two off-street parking spaces to the front elevation of the dwelling and is therefore in accordance with Appendix 5 of the adopted Rochdale Core Strategy.

The application proposes an extension to the existing dropped kerb. The Case Officer consulted with the Council's Highway Department as Local Highway Authority who raise no concerns over the proposal; however note that the extension to the dropped kerb should be undertaken by the Council.

Having regard to the above, the proposed development is not considered to give rise to any unacceptable impacts on the safe operation of the highway network and is therefore in accordance with Policy T2 of the Core Strategy.

Other Matters

Representations received relating to:

- NHBC Structural Warranty being impacted by the development;
- property prices;
- CCTV cameras

are acknowledged, however are not material considerations in the determination of planning applications.

The representation received regarding drainage is acknowledged. Grant of planning permission does not infer, or override, the requirement to gain separate permission in relation to drainage such as that from Building Control and/or United Utilities.

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

One neighbouring property has objected as follows:

- The proposed extension with 3No. balconies will directly overlook the rear garden of No. 73 Latrigg Crescent giving rise to a loss of privacy and overlooking.
- The height and proximity of the extension would reduce the light into the kitchen and garden of No. 73.
- The proposed structure will appear bulky and dominant and would stand out against other dwellings in the street scene.
- None of the dwellings in the area are three stories tall.
- Concerns raised regarding drainage and impact on the boundary fence and boiler flue.
- Concerns raised regarding NHBC structural warranty
- The development would have an impact on property value of neighbouring dwellings
- Changes made in amendments have not removed reasons for objection

SUMMARY OF CONSULTATION RESPONSES

Highways and Engineering: No objection, however the extension to the dropped kerb should be undertaken by the Council.

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 has 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: -

Site Location Plan

DWG No. 3635-02 (Proposed Floor and Elevation Plans; Received 08/05/2026)

Proposed Site Plan (Received 21/05/2026)

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 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.