

Officer Report

Case Reference: PL/2026/0283
Location: 15 Bonsdale Crescent, Middleton, M24 5LX
Proposal: Front porch and part two storey part single storey rear extension
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application site consists of a two storey, end-of-terrace dwellinghouse located to the west of Bonsdale Crescent in a predominantly residential area of Middleton. The existing dwelling is rendered and has a gable roof. There is a clear sense of uniformity to dwellings on Bonsdale Crescent.

PROPOSAL

Permission is sought for a part two, part single storey rear extension and a front porch.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/01181/HOUS - Two-storey rear extension, front porch extension, insertion of new windows to side elevation and the application of render to match existing. Approved.

25/00978/HOUS - Part two, part single storey rear extension, front porch extension, insertion of a new window to side elevation and the application of render to match the existing. Refused.

25/00570/HOUS - Part two storey, part single storey rear extensions, front porch extension, insertion of new window to side elevation and the application of render to match existing. Refused.

24/00647/HOUS - Proposed single storey front extension. Refused.

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

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: 21.04.2026

ASSESSMENT

Design, character and appearance

The proposed rear extension is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. The proposed hipped roof would integrate well with the pitched roof of the existing dwelling and would not appear incongruous or otherwise out of character.

The proposed front porch is considered to appear as a subservient and in proportion addition to the existing dwelling which would not appear incongruous or otherwise out of character. It is acknowledged that the proposed porch is the same scale as the front porch approved under application ref: 25/01181/HOUS, however an

amendment has been secured under the current application to change the roof form of the porch from gable to hipped. In this instance, it is considered that a hipped roof would better reflect the street scene, whereby a number of properties have hipped roof canopies over front doors.

It is proposed to finish the extensions with render to match the existing property. This is considered acceptable in design terms.

As such, it is considered that the proposed extensions and alterations would be acceptable, in accordance with CS Policies DM1 and P3, the SPD, PfE Policy JP-P1 and the NPPF.

Residential amenity

The application proposes the construction of a part two storey, part single storey rear extension and front porch. The Council's adopted Guidelines and Standards for Residential Development SPD states that for a two-storey rear extension, this should not project beyond a 30-degree line drawn a point 2.4 from the rear elevation of the neighbouring dwelling along the common boundary to avoid appearing overbearing or overshadowing, or restricting the amount of light received. For similar reasons, single storey extensions to attached properties should not project beyond a 45-degree line drawn a point 3m from the rear elevation of the neighbouring dwelling along the common boundary.

The proposed extension would comply with the above referenced projection limits in relation to both nos. 13 and 17 and is not considered to appear significantly overbearing or overshadowing.

While it is acknowledged that the proposed extension would be highly visible from both nos. 13 and 17, it is not considered in this instance that the proposal would amount to visual intrusion; the hipped roof of the development would alleviate this to some degree.

Furthermore, it is acknowledged that the 2no. windows to be inserted into the rear elevation at first floor would give rise to some overlooking towards the private amenity space of nos. 13 and 17, and to the dwellings at the rear. Notwithstanding, the application site is located in a predominantly residential area, and some degree of overlooking is to be expected. The degree arising as a result of the proposal in this instance is not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy. Moreover, the proposed upper floor windows would comply with the minimum separation distances outlined in the SPD, measuring over 10.5m to the rear boundary and 21m to the directly facing rear elevation of the dwelling to the rear.

It is acknowledged that the application proposes the installation of a kitchen window to the side elevation of the dwelling at ground floor level. In this instance, the proposed window is not considered significantly detrimental to the amenity or privacy of no. 13.

Having regard to the above, the proposed development is considered to have an acceptable impact on the residential amenity of neighbouring occupiers. It is therefore considered to accord with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD, and the NPPF.

Highways and parking

The proposal would not impact on the parking provisions of the dwelling, which would remain as is, and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

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

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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 shall be carried out in accordance with the plans and documents hereby approved: -

- Job No. & Sheet 2407/1 - Existing Floor Plans and Site Plan.
Received on 21 May 2026
- Job No. & Sheet 2407/2 - Existing Elevations. Received on 21 May 2026
- Job No. & Sheet 2407/3 - Proposed Floor Plans and Site Plan.
Received on 21 May 2026
- Job No. & Sheet 2407/4 - Proposed Elevations. Received on 21 May 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 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 existing dwelling, or as specified on the application form or approved plans.

Reason – In the interest of ensuring a satisfactory visual appearance to the development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development, 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.