

Officer Report

Case Reference: PL/2026/0286
Location: 9 Merinall Close, Rochdale, OL16 5BY
Proposal: First floor rear extension together with formation of pitched roof to existing single storey rear extension, installation of new first floor side window and alterations to existing first floor rear window
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 9 Merinall Close, a two-storey, end of terrace property in outer Rochdale. Merinall Close forms part of a wider residential estate, comprising houses of a similar design and material palette, which sits adjacent to the A664 and Kingsway Retail Park to the east. The area is typically urban, with a mix of residential, commercial, and industrial uses.

No. 9 sits at the foot of a cul-de-sac, facing eastwards into the close. It is adjoined by no. 8 to the south, while its northward boundary borders the curtilage of no. 10 Merinall Close and no. 8 Bingley Square. The rear boundary faces west, bordering the rear garden of no. 9 Bingley Square.

PROPOSAL

Permission is sought for a first-floor rear extension, the formation of a pitched roof over the remaining sections of the existing ground floor extension and the insertion of new obscurely glazed window on the existing side elevation. The proposed extension would project 2.8m from the original rear elevation with a width of 4.8m. The first-floor extension would have a hipped roof with its ridgeline set 1.1m lower than the main ridgeline. External finishes would match the existing property.

HISTORY

25/00924/HH42: Prior approval for a proposed single storey rear extension measuring 5m from the original dwelling (with a maximum height of 2.9m and height to eaves to 2.9m). Approved October 2025.

24/00839/HOUS: Part two storey, part single storey rear extension. Approved October 2024.

RECOMMENDATION: Approve with conditions

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Development

Local

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: 05/05/2026

Weekly List: 21/05/2026

ASSESSMENT

Character and Appearance

The NPPF establishes that 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.

Although the overall massing of the existing ground floor extension would be greater, it is considered that the use of a hipped roof would result in an improved built form that would better reflect the character of the host dwelling.

The first-floor rear extension is considered to be a proportionate addition to the host dwelling with an appropriate roof design and window detailing.

Lastly, it is important to note that the extension would be finished in materials to match the existing dwelling.

The design of the proposal is therefore acceptable and accords with CS policies DM1 and P3, PpE 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.'

Regarding the above, the SPD offers guidance on ground and first floor extensions to protect against a loss of light and privacy for neighbouring occupants.

While the ground floor extension is existing, it is important to consider the impact of the additional massing, particularly on the occupants of no. 8 Merinall Close. On balance, it is not considered that the addition of a pitched roof would result in an undue degree of harm beyond that caused by the existing extension. The roof would be pitched away from the common boundary with no. 8 and is unlikely to result in any noticeable loss of natural light or outlook.

For first floor extensions, section 5.9 of the SPD sets a maximum projection of a point 2.4m along the common boundary, measured from the rear elevation of the adjoining dwelling. The projection can be increased providing it does not extend beyond a 30-degree line measured from the 2.4m point along the common boundary. The first-floor extension would project 2.8m from the rear elevation, however, as it is set away from the boundary with no. 8, it would fall within the 30-degree line, and is therefore compliant with section 5.9.

The proposal includes a new first floor rear window, serving a bedroom, which requires consideration in terms of its impact on privacy. The extension would bring the window 2.8m closer to the southern and eastern elevations of nos. 8 and 9 Bingley Square respectively, albeit not directly facing. Considering the relationship between the existing first floor bedroom window and the surrounding properties, the impact on privacy would not be reduced. In fact, it may even increase privacy levels as the window would not overlook the rear garden and elevation of no. 8 Bingley Square.

The development would involve the reduction in size of the rear first floor bedroom window adjacent to the boundary with no. 8 Merinall Close, as well as a reduction in its outlook and access to natural light, due to the first-floor extension. The reduction in the window's size is not considered an issue. Furthermore, while there would be reduced access to natural light, seeing as the extension is orientated to the north of the window, and the window itself is west facing, the bedroom would still receive plenty of light. In addition, while the bedroom would have a reduced outlook, it would not be unduly harmful to the amenity of future occupiers, also considering residents would have access to the other parts of the house with greater outlook.

The proposed extension would have no bearing on the existing provision of garden space.

Overall, 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.

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) (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 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
- Existing Site Plan
- Proposed Site Plan
- Sheet 1 Existing Plans & Elevations
- Sheet 2 Proposed Plans & Elevations. Rev 3

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 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.

- 4 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 extension the window to the side elevation facing north at upper floor level 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 window 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.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.