

Officer Report

Case Reference: PL/2026/0304
Location: 327 Milnrow road, Rochdale, OL16 5BU
Proposal: Application to vary condition 2 (Plans) of planning permission 25/00891/HOUS in order to increase the scale of the approved extension.
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application relates to no. 327 Milnrow Road, a two-storey semi-detached property located in Rochdale. The application property adjoins no. 329 Milnrow Road to the east and is adjacent to no. 325 to the west. The rear boundary of the curtilage borders the rear gardens of nos. 9 and 11 Windsor Terrace, which are set at a lower ground level than the application property.

PROPOSAL

Permission is sought to vary condition 2 of planning permission 25/00891/HOUS. The proposed changes comprise an increase in the scale of the rear extension with the depth of the extension increased by 0.45m.

The application form confirms that development has not commenced on site.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

25/00891/HOUS: Single storey rear extension. Granted STC, November 2025.

RECOMMENDATION - Grant subject to the following conditions:

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

JP-P1 Sustainable Places

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS):

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 Guidance note 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 30.04.2026

ASSESSMENT

Design and Appearance

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 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.

The proposed alterations would result in a minor increase in scale. It is not considered that the proposed amendment would change the effect of the extension on the character of the host dwelling or the locality.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential Amenity

Protection of residential amenity is considered under CS Policy DM1, which 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.

Although the depth of the extension would increase at ground floor level by approximately 0.45m, it would still comply with the projection limits outlined in the SPD. Therefore, it is not considered that the increased scale would have a materially different impact on the neighbouring properties compared with the approved scheme.

Moreover, it is not considered that the amended scale would have a materially greater impact on the properties to the rear, notwithstanding the difference in ground levels.

In light of the above, it is considered that the amended design would accord with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

The objection received has been carefully considered, particularly in relation to the relationship between the application site and neighbouring residential properties. The proposal relates to a single storey rear extension intended for domestic use and remains subordinate to the host dwelling.

While existing relationships between nearby properties are acknowledged, the proposed extension would not materially alter those relationships. The development would not introduce additional height, elevated platforms, or new overlooking opportunities that would result in a significant loss of privacy, outlook, or an unacceptable sense of enclosure for adjoining occupiers.

Concerns raised regarding noise, cooking odours, and existing light sources are noted. However, these matters largely relate to existing site circumstances rather than impacts arising directly from the proposed development. The extension would not introduce a change in use or an intensified level of activity beyond that normally associated with a residential dwelling.

Given the modest scale, single storey design, and domestic nature of the proposal, it is not considered that the development would result in an unacceptable loss of residential amenity.

SUMMARY OF CONSULTATION RESPONSES

N/A

PROCEDURAL STATEMENT

Article 35 Declaration

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.

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 7 November 2028.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:

- Existing Plans Elevations and Location & Site Plan. Drg no. PP-001. Rev A

- Proposed Plans, Elevation and Site Plan. Drg no. PP-002. Rev B

- Block Site Plans Existing and Proposed. Drg no. PP-003. Rev A

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the development hereby permitted shall be in accordance with drawing 'PP-002' unless otherwise approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, the 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.