

Officer Report

Case Reference: PL/2026/0288
Location: 40 AUGUSTA CLOSE, ROCHDALE, OL12 6HT
Proposal: Single storey side extension (Retrospective)
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 40 Augusta Close, a two-storey, semi-detached dwelling located at the head of a cul-de-sac in a residential area to the north of Rochdale Town Centre. The application property adjoins no. 38 Augusta Close to the south and is adjacent to no. 42 to the northwest. The application site is broadly triangular, widening to the rear where the boundary is shared by nos. 13 and 15 Belmont Way. The application property benefits from a detached garage which is set back from the front elevation and positioned along the side boundary. A brick wall connects the garage to the house and has an arched opening.

PROPOSAL

Retrospective permission is sought for a single storey side extension that adjoins the existing detached garage forming a link between the house and the garage. The extension has utilised the existing brick wall / archway and has a flat roof set at the same height as the garage. The extension has been finished in materials to match the host property although it was noted on a site visit that the front elevation is incomplete.

HISTORY

N/A

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: 07.05.2026

ASSESSMENT

Design, character and appearance

The extension is set back comfortably from the front elevation of the property utilising the existing brick wall. When viewed from the street, the extension does not appear unduly dominant or incongruous and does not unduly harm the visual amenity of the street scene. While the use of a higher quality door to contrast with the existing front door would be preferred, it is not considered that this design choice would warrant the refusal of the application.

It was noted during a site visit that the front elevation of the extension is incomplete. Therefore, a condition is recommended to ensure that the front elevation is completed wholly in brickwork to match the rest of the property within six months of the date on the decision notice.

As such it is considered that the extension would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the extension does not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is considered that all habitable rooms within the application property receive an adequate amount of natural light and that a sufficient garden space has been retained.

As such, it is considered that the extension has an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

The application property has retained two off-street parking spaces and has 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

1 objection was received, and this raised concerns about drainage. However, the concern relates to the existing conservatory which is not the subject of this application. Moreover, it would be unreasonable to request a drainage strategy for a development of this scale.

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) (2)

- 1 The development shall be carried out in accordance with the following drawings and documents hereby approved:

Location Plan. Dated 26-Mar-2026

Pre-Existing Site Plan

Existing Site Plan

Pre-Existing & Existing Plans and Elevations. Dwg no. 10043/001. Rev C

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.

- 2 Within six months of the date of this permission, the entire front elevation of the extension hereby approved, except for the fascia and front door, shall be completed in brickwork to match the existing brickwork used in the construction of the exterior of the existing building in colour, 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) (2)

- 3 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.
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