

Officer Report

Case Reference: 25/00823/HOUS
Location: 2 Boardman Fold Close Middleton M24 1PX
Proposal: Proposed single storey porch extension and replacement boundary treatments including 1.4m high boundary wall and gates
Recommendation: Approve with Conditions
Officer: Ryan Grant

SITE DESCRIPTION

The application relates to no. 2 Boardman Fold Close, a two-storey detached dwelling located in Alkrington. It is located on a corner plot at the junction between Boardman Fold Close, Boardman Fold Road and Hardfield Road. The dwelling is adjacent to no. 6 Boardman Fold Close to the west and faces the highway to the south.

PROPOSAL DESCRIPTION

Planning permission is sought for a single-storey front porch extension which projects 0.58m from the existing front elevation. It is characterised by a flat roof form and has a ridge height of 2.57m. It would be constructed in materials matching the host dwelling.

The proposed plans also seek to construct replacement boundary treatments and gates around the north, east and south curtilage boundary of the host property. It comprises a mix of low brick walls and piers with metal railings and composite panels with a maximum height of 1.4m.

CONSULTEE RESPONSES

Highways and Engineering

The application will continue much as existing in traffic terms. The main concern with this application is the boundary treatment's impact on visibility. Highways is however satisfied that the visibility is adequate for the expected speeds on the surrounding highways.

There are also concerns that new gated accesses to the highway are to be created and there would appear to be more parking added to the site. Additional details of how this would operate would need to be submitted. The proposed gates must not open onto or overhang the highway.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

RELEVANT POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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)

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 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.

The proposed boundary treatments would increase the height and scale of the existing boundary wall but the visual impact would not be so great as to appear dominant against the street scene and would be acceptable in this regard.

The applicant has confirmed that no changes would be proposed to the existing landscaping and trees. Notwithstanding, it is likely some of the shrubbery grown over the existing low brick wall would need to be pruned or removed to make way for the proposed works. In any case, it is considered that the loss of the small shrubbery would not amount to unacceptable visual harm to the character and appearance of the surrounding area.

No concerns are had regarding the proposed porch extension, which would be a subservient and in keeping addition to the host dwelling.

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

AMENITY

No adverse amenity harm to neighbouring occupiers has been identified with regard to the proposed boundary treatments and porch extension. The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.

The proposed boundary treatments would be sited in a prominent location adjacent to a number of road junctions. Notwithstanding, it is considered the proposed height of the boundary treatments, along with the existing width of the pavement, would maintain sufficient visibility splay for vehicles entering and exiting the host property and for vehicles traveling between the road junctions.

The applicant has confirmed the proposed gates would not open or overhang onto the highway. This can be secured via condition as to not result in adverse harm to highway safety.

Additional submitted plans indicate the existing hardstanding would be retained and would provide sufficient off-street parking for the host occupants.

The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Location Plan - drawing no. RAD/3341/25/2 received 08/08/2025
- Existing and Proposed Site Plan - drawing no. RAD/3341/25/4 received 24/12/2025
- Existing and Proposed Floor Plans and Elevations and Proposed Boundary Treatments - drawing no. RAD/3341/25/1 received 08/08/2025
- Proposed Elevations - drawing no. RAD/3341/25/3 received 02/09/2025

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.

- 3 The materials used in the construction of the exterior of the proposed 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 The proposed vehicle access gates hereby approved shall not open onto or overhang onto the adopted highway.

Reason: In the interests of highway and pedestrian safety in accordance with Policies P3, T2 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-C8 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.