

Officer Report

Case Reference: 25/00845/HOUS
Location: 75 Mainway Middleton Rochdale M24 1LL
Proposal: First floor side and single storey rear extension including roof lights and erection of front gate and dropped kerb
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE LOCATION

The application relates to no. 75 Mainway, a two-storey semi-detached dwelling located in Middleton. The dwelling is adjoined by no. 73 Mainway to the west, adjacent to no. 77 Mainway to the east, and faces the highway to the south. The rear curtilage boundary backs onto open fields to the north. The surrounding street scene has a mixed character with a variety of house types, many of which have been subject to substantial enlargements and alterations. Within the immediate vicinity, the host dwelling forms part of a building line of relatively uniform two-storey redbrick semi-detached dwellings.

PROPOSAL DESCRIPTION

Planning permission is sought for a first-floor side extension which projects 3.66m from the side elevation of the dwelling, above the existing attached garage extension. The extension, as amended, is characterised by a hipped roof form with matching bay windows on both floors. It has a ridge and eaves height matching the host dwelling and is flush with the main front wall.

The proposal also seeks to construct a single-storey rear extension which projects a maximum 5.4m from the rear elevation of the dwelling. It is characterised by a flat roof form with a ridge height of 3.21m.

The submitted plans also indicate the alteration of an existing first-floor rear elevation window.

The proposals would be constructed from materials matching the host dwelling.

RELEVANT HISTORY

05/D46493 - Conservatory Extension To Rear Of Dwelling - Grant subject to conditions

88/D21586 - Single Storey Garage Extension To Side Of Dwellinghouse - Grant subject to conditions

REPRESENTATIONS

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

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)

AMENDMENTS

Following discussions with the applicant, amendments were made the proposal:

- Omission of the originally proposed front gate and works to the front driveway
- Alteration of hip to gable roof of proposed side extension to hipped roof
- Reduction of the single-storey rear projection.

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 proposal seeks to substantially enlarge the host dwelling by way of a first-floor side extension with bay window projection on both the ground and first floor. Whilst the resultant dwelling would significantly increase in overall scale, it is accepted this would be consistent with the scale of similar extensions carried out along the building line. It is also noted the applicant has agreed to alter the roof form to a hipped roof form which would reduce the prominence of the side projection. Given this site context, it is considered the proposed extension would not unduly harm the visual amenity of the surrounding street scene and would be acceptable on balance.

No concerns are had with any potential harm arising from the 'terracing effect' due to siting of the host property on a lower position to adjacent no. 77 and the distinguishable difference in built forms.

The proposed rear extension would be of a single-storey form and would appear subservient to the host dwelling. The use of a flat roof form, whilst at odds with the host-built form, would not result in undue visual harm due its limited visibility in the rear siting.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

It is considered the proposed fenestration are sized and positioned appropriately with the existing fenestration.

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

Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, 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.

The proposed first-floor extension does not directly face any habitable room to its front or rear and as such, no undue amenity impacts has been identified in this regard.

With reference to Section 5.6 of the SPD, the proposed single-storey rear extension, as amended, is not considered to result in adverse overshadowing impacts to the neighbouring rear-facing habitable room windows.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.

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

The proposed development would not impact on the provision of parking spaces for the host property and is therefore acceptable in accordance with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (3)

- 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 the development must be started in accordance with the Town & Country Planning Act 1990.

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

- Location Plan - received 15/08/2025
- Existing and Proposed Site Plan - drawing no. 01 received 02/05/2026
- Existing Floor Plans - drawing no. 02 received 02/05/2026

- Existing Elevations - drawing no. 03 received 02/05/2026
- Proposed Floor Plans - drawing no. 04 received 02/05/2026
- Proposed Elevations - drawing no. 05 received 02/05/2026

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 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.

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.