

Officer Report

Case Reference: PL/2026/0221
Location: 132 Furbarn Lane, Rochdale, OL11 5RA
Proposal: First floor front extension with pitched roof
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the west of Furbarn Road. The existing dwelling is constructed of white render with a pitched roof and has been extended and altered significantly over the years however is set within a large plot.

PROPOSAL

The application seeks planning permission for the construction of a first floor extension above the existing outrigger to the front elevation.

RELEVANT PLANNING HISTORY

25/00129/HOUS – Single storey front extension – Refused

23/01292/HOUS - Part Single storey part two storey front extension, first floor side extension and rear balcony. – Approved

92/D28585 - Conservatory and porch to front of dwellinghouse. – Approved

87/D21282 - Detached granny flat – Approved

78/D06237 - Conversion of garage to games room and erection new garage - Approved

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)

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: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a first-floor extension above the existing outrigger to the front elevation of the dwelling. The extension would have a gabled roof and be constructed of render with a large format window to the principal elevation.

Whilst it is acknowledged that the proposed extension would be large, the dwelling itself is a large dwelling and set within a large plot; the proposed extension is therefore not considered to appear significantly incongruous or out of character. By virtue of the site location, the dwelling itself is not visible from the public highway and viewpoints from neighbouring dwellings are limited.

The use of white render would be in keeping with the materials used in the construction of the existing dwelling and the large format window would be similar to that found on the existing gable to the front elevation, thereby creating a somewhat balanced façade.

Having regard to the above, the proposed development is considered to accord with Policies DM1, P3 of the adopted Rochdale Core Strategy and the design guidance of both the Council's Housing SPD and the National Planning Policy Framework.

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 proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is acknowledged that the proposed glass window to the front elevation of the development would give rise to some degree of overlooking to the private amenity space of No. 128. Such overlooking, however, would not be uncommon for densely populated residential areas and the degree of overlooking is not considered significantly detrimental in this instance to the amenity that No. 128 can reasonably expect to enjoy. It is noted that a separation distance of approximately 11m would be retained between the development and the common boundary with No. 128 and approximately 23m between the development and the dwelling at No. 128 itself; such distances are considered sufficient to alleviate any significant overlooking.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have 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 would retain two off-street parking spaces and would have no unacceptable impacts upon highway safety in accordance with CS Policy T2 and CS Appendix 5.

One representation has been received regarding temporary disruption during construction, specifically in regards to the private access road serving the site, neighbouring dwellings, and National Grid Substation.

Whilst the need for emergency access is acknowledged, temporary disruption and parking associated with construction works of this domestic scale are not, in themselves, material considerations that would justify the refusal of the application, nor would it be reasonable or proportionate for the Local Planning Authority to impose any conditions in relation to this for a householder extension.

Furthermore, matters relating to private rights of way, easements, and specific working conditions imposed by National Grid are civil legal matters between the relevant parties and are not material considerations in the determination of this application. An informative has been attached to the decision notice reminding the applicant of their responsibilities.

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

1No. representation received in relation to the access road and ensuring this is accessible at all times during construction including for emergency vehicles and National Grid given the proximity of the site to a National Grid Substation.

Given that this relates to a private road, it is a civil matter which is not of relevance to the determination of this planning application.

SUMMARY OF CONSULTATION RESPONSES

None received.

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) (3)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

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

- DWG No. 3681-04 (Proposed Elevations)
- DWG No. 3681-03 (Proposed First Floor Plans and Section)
- DWG No. 3681-02 (Proposed Ground Floor Plans)
- Proposed Site Plan
- Location Plan

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 Unitary 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 or be those specified on the approved plans or application form.

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.

Informatives (1)

- 1 The applicant is reminded that the granting of planning permission does not or override any private legal rights, covenants, or easements relating to the use of the private access road. The applicant is advised to ensure that construction vehicles do not obstruct access for emergency services or neighbouring residents at any time. Furthermore, the applicant is advised to contact National Grid prior to the commencement of works to ensure compliance with any separate legal conditions or safety requirements regarding development in proximity to their substation and infrastructure.