

Officer Report

Case Reference: PL/2026/0269
Location: 23 MIDGE HALL DRIVE, ROCHDALE, OL11 4AX
Proposal: Single storey front extension, front and rear dormer extensions, application of cladding to chimney and render to all elevations with alterations to fenestration following demolition of existing conservatory
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 23 Midge Hall Drive; a detached dormer bungalow located in a residential area to the west of Rochdale town centre. The application property faces the highway to the west and is adjacent to nos. 21 to the north and 25 to the south. The property faces nos. 15 and 17 Woodgate Avenue to the east and there is a public right of way behind the rear boundary of the application property.

PROPOSAL

Permission is sought for a single storey front extension, extensions to the existing front and rear dormers, the rendering of the existing walls in an off-white colour and various alterations to the existing fenestration following the demolition of the existing conservatory.

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: 21/04/2026

Weekly List: 07/05/2026

ASSESSMENT

Design, character and appearance

When read collectively, the NPPF, CS policies P3 and DM1 and PfE policy JP-P1 seek to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Section 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

While the proposals would represent a contemporary intervention, particularly in terms of the proposed materials, it is not considered that the resulting design would cause undue harm to the character or appearance of the street scene. The single-storey front extension and the enlarged dormers would remain proportionate and would appear in keeping with the overall design principles of the host dwelling and the wider streetscape.

No concerns are raised regarding the revised window detailing, and the use of off-white render would be consistent with the external finishes of neighbouring properties. The zinc standing seam cladding for the front dormer represents a high-quality finish and the use of natural slate for the roof coverings is welcomed.

The storage of refuse bins would remain largely unaffected by the development, and the proposed works would not require the removal of any notable landscaping features within the site.

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

CS policy DM1 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 proposals would introduce an upper floor bedroom room window to the east facing rear elevation. The proposed bedroom window would measure at least 14m to the rear gardens of nos. 15 and 17 Woodgate Avenue and 22m to the nearest upper floor bedroom window of no. 17. This level of separation would comply with the minimum distances outlined in section 4.1 of the SPD and it is not considered that the proposed bedroom window to the rear of the host property would result in an undue loss of privacy for the occupiers of nos. 15 and 17. However, to mitigate any potential overlooking, a condition is recommended to ensure that the non-habitable upper floor windows are fitted with obscure glazing.

It is noted that an existing obscurely glazed window on the side elevation (ground floor) would be replaced by a living room window. This window would measure approximately 3.17m to the directly facing side elevation of no. 21 Midge Hall Drive. Based on the most recent planning history for no. 21 (application ref: 21/01076/HOUS), it appears that the two ground floor windows serve a garage and utility room. Moreover, the proposed living room would read as a secondary living area to the main open plan kitchen/dining/living room. Based on the above, it is not considered that this window would result in undue harm to the living conditions of the occupiers of no. 21.

For the avoidance of doubt, it is not considered that the proposed extensions would result in an undue loss of light or outlook for any of the neighbouring properties.

In terms of the living conditions within the application property, it is considered that all habitable rooms would receive an adequate supply of natural light and outlook, and that a sufficient outdoor amenity space would be retained.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the application property in accordance with CS policy DM1, PfE policy JP-P1, the SPD 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.

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

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

AMENDMENTS

Amendments were sought to use an alternative material to the face and sides of the front dormer rather than render.

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) (4)

- 1 The development must be begun not later than three years beginning with the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Drawing no. 3078 - 01. Site & Location Plan.
- Drawing no. 3078 - 02. Plans as Existing.
- Drawing no. 3078 - 03 D. Plans as Proposed.

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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 development hereby permitted shall be in accordance with the document entitled 'Materials Schedule – 23 Midge Hall Drive' by Architectural Solutions Limited dated

28/05/26 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the 'En-suite' and 'Bathroom' windows to the rear elevation facing east at upper floor level on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent). The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.