

Officer Report

Case Reference: PL/2026/0323
Location: 27 MANLEY ROAD, ROCHDALE, OL11 3NJ
Proposal: Part single storey part two storey rear extension including roof lights and alteration to fenestration
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the east of Manley Road in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks planning permission for the construction of a part single storey, part two storey rear extension.

RELEVANT PLANNING HISTORY

None recorded.

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 single storey infill extension between the existing single storey extension and the common boundary with No. 29. The proposed extension would project approximately 3.07m and would have a mono-pitched roof. The proposed extension is considered to appear appropriately subservient and in proportion to the existing dwelling.

The application also proposes the construction of a first-floor extension above the existing single storey extension. This would have a gabled roof and would project approximately 2.45m from the rear elevation of the dwelling (for a total projection of 3.07m when taking into account the existing outrigger). The proposed extension is considered to appear appropriately subservient and in proportion to the existing dwelling.

Materials used to external finishes would be facing brick and render with uPVC fenestrations. These are considered acceptable on design terms and would not appear significantly incongruous or out of character.

Having regard to the above, the proposed development is considered acceptable on design terms, in accordance with Policies DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the Housing SPD and the NPPF.

Residential amenity

Paragraph 5.6 of the Housing SPD states that the Council will generally support single storey extensions projecting 3m measured along the common boundary when taken from the rear of the neighbouring dwelling. Where an extension is offset from this boundary it can be increased proportionately to this offset so long as it does not intrude into a 45-degree visibility zone.

Paragraph 5.9 states that a two-storey extension should not intrude into a 30-degree visibility zone when measured 2.4m from the rear elevation of the neighbouring dwelling along the common boundary.

The proposed single storey extension would project approximately 3.07m from the rear elevation of the dwelling. Whilst acknowledged that this would exceed the guidance of the SPD by 0.07m, this is considered a marginal excess which would not be detrimental to the amenity of neighbouring dwellings.

The representation received regarding the extension appearing overbearing and enclosing for No. 29, and leading to a loss of light is acknowledged, however this is not considered to be the case. The proposed extension would not intrude into a 45-degree visibility zone when measured from the rear elevation of No. 29 and is therefore unlikely to significantly restrict the amount of light.

The proposed two-storey extension would project approximately 2.45m from the rear elevation of the dwelling (a total projection of 3.07m when taking into account the outrigger). The extension would be sited approximately 3.6m from the common boundary with No. 29, this is considered sufficient separation distance that it would not appear significantly overbearing or overshadowing and is unlikely to restrict the amount of light.

No. 25 has a single storey extension along the common boundary. As such, the proposed two-storey extension is not considered significantly detrimental to the amenity that No. 25 can reasonably expect to enjoy. The proposed extension would not intrude into a 30-degree visibility zone when measured at 2.4m along the common boundary and therefore is unlikely to restrict the amount of light received into the first-floor windows of No. 25.

The representation received in relation to loss of outlook from No. 29 is acknowledged, however sufficient outlook towards the rear boundary of No. 29 would be retained and the proposed extensions are not considered to dominate this outlook to a detrimental amount.

Having regard to the above, the proposed extensions are not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy. The proposal is therefore considered to accord with Policy DM1 of the Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

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

1No. objection received which can be summarised as follows:

- The proposed single storey extension would be located approximately 1m from the principal living room of No. 29.
- The proposed extension would appear overbearing and enclosing.
- The proposed development would lead to a complete loss of outlook from No. 29.
- Reduction in daylight as a result of the development.
- These impacts would be exacerbated by the proposed two-storey extension.

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. 26.3744.2 (Block Plan)
- DWG No. 26.3744.SC1.1B (Proposed Floor and Elevation Plans)
- 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 application form or approved plans.

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)

- 4 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.