

Officer Report

Case Reference: PL/2026/0175
Location: 44 Greenvale, Rochdale, OL11 5QJ
Proposal: Part two storey, part single rear extension including balcony to the rear first floor elevation and addition of render to full dwelling.
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

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

The rear garden of the application site is set at two different heights with hardstanding and steps down towards the rear boundary. The Green Belt is located beyond, however the application site is not located within the Green Belt.

PROPOSAL

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

RELEVANT PLANNING HISTORY

95/D31988 – Formation Of Pitched Roof To Existing Side Extension. Approve with Conditions

03/D42374 – Two Storey Side Extension And Conservatory To Rear. Approve with Conditions

11/D54840 – Two Storey Side And Rear Extension Including Garage Conversion. Approve with Conditions

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.

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 part single storey, part two-storey rear extension.

Paragraph 131 of the National Planning Policy Framework states that the aim of the planning system is the creation of high quality, beautiful, and sustainable places. Policy DM1 and P3 of the Core Strategy are consistent with the aims of the Framework and state that development should be well designed and contribute to local identity.

The proposed single storey extension would extend approximately 5.91m from the rear elevation of the dwelling and would have a mono-pitched roof. Whilst it is acknowledged that the proposed extension would be a large extension, the Local Planning Authority acknowledges that a similar single storey extension could be constructed under Prior Approval; no representations have been received by either neighbouring dwelling and therefore a plausible and likely fallback position exists.

The proposed first floor extension would project 3.2m from the rear elevation of the dwelling, however would be offset from the boundary with No. 46 by 3.1m; this projection would be extended to 5.3m with the inclusion of a balcony flanked either side of the development with 1.8m high privacy screens. It would feature a hipped roof.

Whilst it is acknowledged that the proposed development cumulatively would be a large addition to the dwelling, it would not appear significantly incongruous or out of character having regard to the location of the site; particularly given that the rear elevation would not be readily visible from the street scene.

It is proposed to render the dwelling in white. Whilst it is acknowledged that this would differ from the material used to the external surfaces of the development as existing, it would not appear significantly out of character given there are several dwellings in the street scene (including the neighbouring dwelling) which are also rendered completely in white.

Having regard to the above, the proposed development is considered to accord with Policy DM1 and P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design provisions of both the Council's Housing SPD and the National Planning Policy Framework.

Residential amenity

Paragraph 5.6 of the Housing SPD states that the Council will generally support a single storey extension where it extends 3m from the rear elevation of the neighbouring dwelling when measured along the common boundary; where the development is offset from the boundary, this distance can be increased in proportion to this offset so long as the development does not intrude into a 45-degree visibility zone.

For two-storey extensions, Paragraph 5.9 states that an extension should not intrude into a 30-degree visibility zone when measured at 2.4m from the rear elevation of the neighbouring dwelling.

The proposed extension would extend approximately 5.91m from the rear elevation of the existing dwelling at ground floor and at first floor. In respect of No. 42 to the west, this dwelling is set back slightly from the application dwelling and therefore the proposed development would project beyond the rear elevation of this dwelling only marginally; in either case it would not intrude into a 45 or 30 degree visibility zone and is therefore unlikely to appear significantly overbearing or overshadowing. It is acknowledged that No. 42 has 1 No. window to the side elevation at first floor, however during the site visit the Case Officer noted this to be obscurely glazed. Any impact on this window as a result of the development is therefore not considered significantly detrimental.

In respect of No. 46, which is located to the east, this dwelling has a single storey extension along the common boundary. As a result of this, the proposed extension would extend some

2.91m beyond the rear elevation of No. 46 at ground floor and is therefore not considered to appear significantly overbearing or overshadowing. Whilst this extends beyond the 3m projection recommended in the SPD, it does not intrude into the 45-degree visibility zone. The proposed first floor extension would extend 5.91m from the rear elevation of the dwelling but would retain a separation distance of approximately 3.1m to the common boundary with No. 46; this is considered sufficient separation distance that the proposed first floor addition would not appear significantly overbearing or overshadowing.

A balcony is proposed to the rear at first floor; this would be flanked by privacy screens to the east and west elevations which would extend to 1.8m high and would be sufficient to prevent any direct overlooking to the private amenity spaces of Nos. 42 and 46. It is recommended these are secured by way of condition and are obscurely glazed.

Having regard to the above, with the provision of a condition securing the privacy screens, the proposed development is not considered significantly detrimental to the amenity of neighbouring dwelling and is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy and the relevant provisions of 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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

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 has 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 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: -

- 03 Proposed Plans And Elevations
- DWG No. PP-14725424v1 (Site Location Plan)
- 00 Site Location
- 05 Proposed Plans and Elevations
- 02 Proposed Plans and Elevations

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.

- 4 Prior to the first use of the terrace hereby approved, the 1.8m high privacy screen to the west elevation and the 1.0m high privacy screen to the east elevation shown on plan '05 Proposed Plans and Elevations' shall be installed and obscured with textured glass which obscuration level is no less than Level 3 on the Pilkington Glass Scale (or equivalent) and retained as such thereafter for the lifetime of the development.

Reason – In the interest of protecting the amenity of neighbouring dwellings and to prevent overlooking in accordance with Policy DM1 of the adopted Rochdale Core Strategy.

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.