

Officer Report

Case Reference: PL/2026/0350
Location: 93 NEWARK SQUARE, ROCHDALE, OL12 0AX
Proposal: Single-storey rear extension following excavation work at rear garden
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application relates to no. 93 Newark Square; a semi-detached two storey property located in a residential area. The application property is a trapezium shaped semi, and the principal elevation faces the highway of Newark Square.

PROPOSAL

Permission is sought for a single storey rear extension projecting 4m from the rear facing wall of the property.

Due to the shape of the property with a 45-degree angle, the rear extension projects past the side elevation of the property slightly.

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.

The proposals show a 4m single storey rear extension with a gable ended, pitched roof. The proposed extension is set at the lower ground level with some excavation required. The appearance of the proposed extension is in keeping with that of the main dwelling and, while it would be somewhat contemporary in appearance with regard to the glazed roof panels and sliding doors, is acceptable and would remain in keeping with overall design principles. The proposed materiality of the development would be consistent with the external finishes of neighbouring properties. 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.'

It is noted the projection of the extension is 4m, over the typical 3m allowed for an extension adjacent to the shared boundary. However, due to the site boundary being at a splayed angle, the distance to the shared boundary at the point of 3m projection from the rear elevation, is approximately 1m. This extends to 1.5m away from the shared boundary at the full projection of 4m. Given this, and the existing extension at the neighbouring property, it is considered compliant with the SPD in this instance.

The proposed extension would have glazed panels in the roof, this is not considered to have any overlooking impact or provide outlook and is considered acceptable. The proposed glazing at the rear elevation would have a 3m minimum distance to the rear boundary shared with the non-adjointed property, and any overlooking impact will be screened by the existing fencing.

The proposed eaves height of the extension is 2m, and the proposed roof ridge would be 3.9m from ground level. Given the sunken level of the site, the roof ridge would only be 0.8m above the flat roof of the neighbouring extension, and given the distance away from the shared boundary, it is not considered unacceptable.

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

Recommendation: Approve with Conditions

Condition(s) (3)

- 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:

- KON01/201 Proposed Part Floor Plans
- KON01/202 Proposed Elevations
- KON01/200 Proposed Site Plan
- KON01/000 Location Plan
- Application Form

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 match the external of the existing property.

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.

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.