

Officer Report

Case Reference: PL/2026/0361
Location: 12 Lincoln Drive, Littleborough, OL15 0NE
Proposal: First floor side extension
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to no. 12 Lincoln Drive, a two-storey semi-detached dwelling located in the suburb of Smithy Bridge. The dwelling is adjoined by no. 10 Lincoln Drive to the north-west, adjacent to no. 14 Lincoln Drive to the south-east, and faces the highway to the north-east. The rear boundary of the curtilage borders the rear curtilages of nos. 50 and 52 Abbey Drive to the south-west. The dwelling is sited on a lower level than the highway and comprises a front driveway which rises steeply towards the north-east. The dwelling benefits from an attached link garage to the side.

PROPOSAL

Permission is sought for a first floor side extension over the existing attached garage. The extension would have a gable roof and be constructed in brickwork and roof tiles to match the existing property.

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: 21.05.2026

Weekly List: 28.05.2026

Earliest Decision Date: 29.05.2026

ASSESSMENT

Design, character and appearance

The proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. Although the ridgeline of the extension only has a marginal set down from the main ridgeline, it is noted that the extension is setback c.2.11m from the main front wall, thus denoting a sufficient degree of subservience while preventing any future risk of a 'terracing effect'. Further, the extension would have no bearing on the existing bin storage arrangements and the proposed materials and window detailing are deemed acceptable.

As such it is considered that the proposed extension would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

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. The proposed upper floor rear window would measure c.11.4m to the rear boundary of the curtilage and c.22.5m to the rear elevation of no. 50 Abbey Drive, which is in accordance with the minimum separation distances outlined in section 4.1 of the SPD. Moreover, the extension would comply with the projection limit for first floor extensions set out in section 5.9 of the SPD, thus sufficiently preserving the natural light and outlook currently enjoyed by nos. 10 and 14 Lincoln Drive.

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 that the 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 proposals would have no bearing on the existing parking arrangements for the application property 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

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) (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:

Site Location Plan

Existing Details. Dwg no. 26.3756.1A

Existing & Proposed Block Plans. Dwg no. 26.3756.2

Scheme 4 - Proposed Details. Dwg no. 26.3756.SC4.1A

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 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.

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.