

Officer Report

Case Reference: PL/2026/0252
Location: 219 Ashfield Road, Rochdale, OL11 1QH
Proposal: The proposed single-storey rear extension
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site consists of a mid terrace two-storey residential dwelling located on the cul-de-sac of Ashfield Road, Rochdale. The existing dwelling is constructed of facing brick.

It is noted the existing site plan shows a extension at the adjoining neighbouring property at 221 Ashfield Road. This was not visible at time of site visit to the property and is not considered as part of my assessment.

PROPOSAL

The application seeks planning permission for the construction of a single storey rear extension. The extension would project approximately 3m from the original rear elevation of the dwelling, which is staggered. The proposed extension is therefore an L shape.

RELEVANT PLANNING HISTORY

05/D44871 - Office Development (Use Class B1) With Associated Access, Parking, Landscaping And Security Fencing, Lighting And CCTV Provision And Residential Development -10 Dwellings With Associated Access, Parking And Construction Of New Footpaths. - Grant subject to conditions - 2005-10-25

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

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 3m single storey rear extension with a pitched roof. Compared to the existing single storey projection on the property, the pitch of the roof would be increased in height slightly, to accommodate the angle of the roof. The extension would accommodate a larger kitchen and dining room space, with the extensions

adjacent to the shared boundaries. The proposed increase in height is considered acceptable.

The appearance of the proposed extension is in keeping with that of the main dwelling and 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 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 existing dwelling has a single storey 1m original outrigger on the right-hand side of the rear elevation. This is an original feature of the property. As such, the proposed extension as amended shows a 3m proposed projection on both the two-storey rear elevation and a 3m rear extension at the back of this existing outrigger, flush with the shared neighbouring boundaries. As the proposal would not project over 3m along the shared boundary, it is considered compliant with the SPD guidance regarding projection in this instance.

The proposed extension would have a fenestration to match the main dwelling. The glazing to the rear of the property would reduce the distance to the rear boundary to 3.3m. However, it is not considered this reduction in distance to the rear boundary would have any unacceptable overbearing or overlooking impact, given the elevated position of the property, existing fencing and the public right of way which provides a buffer between the application site and the nearest neighbouring property to the southwest.

The proposed eaves height of the extension is 2.7m and 2.5m, and the proposed roof ridge would be 3.8m from ground level. This is not considered unacceptable in the context of the site or adjacent neighbouring properties.

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:

- 2403/1 received by the Council 15/06
- 2403/2 received by the Council 15/06
- 2403/3 received by the Council 15/06
- 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 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.