

Officer Report

Case Reference: PL/2026/0341
Location: 32 HEIGHTS AVENUE, ROCHDALE, OL12 6JH
Proposal: single storey side extension following demolition of existing side extension
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application relates to no. 32 Heights Avenue, a detached bungalow property located in a residential area. The property is located on a corner plot and the side boundary adjacent to No 30 splays out at a north easterly direction at approximately 45 degrees.

PROPOSAL

Permission is sought for a single storey side extension projecting 3.9m from the side wall of the property following demolition of the existing garden room side extension. The proposed roof ridge would be set down by approximately 500mm with the eaves matching that of the host dwelling.

HISTORY

83/D15064 - Extension To Rear Of Existing Garage - Grant subject to conditions 1983-04-28

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: 06/05/2026

Weekly List: 13/05/2026 - Expires 10/06/2026

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 amended proposals show a 3.9m wide, 8.5m deep, single storey side extension with a pitched roof. The roof would be set down from the existing roof by approximately 650mm. The eaves height would match that of the original dwellinghouse.

The appearance of the proposed extension is in keeping with that of the main dwelling and, while the front window would not be of a similar appearance to the existing fenestration 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 the existing property. 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 width of the extension is 3.9m and depth is 8.5m. The side extension would not project beyond the original rear elevation of the property and would only occupy the area to the side of the dwelling. The amended proposals' ridge height, eaves height and design would maintain a subordinate appearance in keeping with the existing dwelling. It is noted the relationship between the application site and the neighbour at No 30 Heights Avenue, who share a splayed diagonal side/rear boundary. The land level at No 30 Heights Avenue appears lower than that of the application site. The amended ridge height and eaves height has sought to alleviate these issues and it is considered the amended scheme will not result in any overbearing impact upon this adjacent neighbour. The amended scheme will reduce the existing space between the properties fo 32 and 30, and increase the height of the existing side extension on the property, however given the revised scheme and the set back from the front elevation, it is not considered that the amended proposal will result in any undue overshadowing impact. None of the introduced side windows are considered to have any overlooking impact given existing 1800mm high fencing and the context of the site. The proposed front window, serving a W/C, is not considered a habitable room window and it is not considered this window would cause undue overlooking impact. The scheme is considered compliant with the SPD in this instance.

The proposal would not be visible from the adjacent occupier to No 34, and is considered acceptable in this context.

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

One letter of representation was received objecting to the proposals as originally submitted. Concerns raised included the scale of the originally submitted proposals, the impact of overlooking from the proposals, the overall increase in closeness of the extension to their shared boundary and loss of light that may be caused. The proposals were amended following receipt of this, which has removed the splayed end gable, set back the side extension from the front elevation, reduced the size of the end gable, and set down the ridge from the main roof.

The amended proposal is considered acceptable and not considered to cause any unacceptable residential amenity impact.

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:

- Existing Layout and Elevation Sketch Proposal - 26A-09 SK-02 Rev C received by the Council 17/06/2026
- 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 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.