

Officer Report

Case Reference: PL/2026/0445
Location: 13 JEFFERSON WAY, ROCHDALE, OL12 0BX
Proposal: Part two and part single storey rear extension following demolition of conservatory.
Recommendation: Approve with Conditions
Officer: Bob Melling

LOCATION

The application relates to no. 13 Jefferson Way, a two-storey, mid-terrace property located in a residential suburb of Rochdale. The application property faces north, overlooking the public highway, and is adjoined by no. 11 to the east and no. 15 to the west. The rear boundary of the curtilage adjoins the rear gardens of nos. 46 and 48 Scarr Drive.

PROPOSAL

Permission is sought for a part two-storey, part single-storey rear extension. The extension would project 4m from the rear elevation at ground floor level and 2.69m at first floor level. At ground floor level the extension would have a chamfered corner. The extension would have a set of bi-fold doors (ground floor) and an obscurely glazed window (first floor) to the rear elevation and a single door (ground floor) and a single window (first floor) to the west-facing side elevation. The extension would be finished in materials 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: 09.06.2026

Weekly List: 24.06.2026

ASSESSMENT

Design, character and appearance

CS policies P3 and DM1 require development proposals to adhere to high quality design and enhance the borough's identity and sense of place, 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.

The extension follows a uniform design which would be in keeping with the host dwelling and the surrounding properties. The roof form at both levels is appropriate, whilst the fenestration is suitably arranged and proportioned. The use of matching materials would further aid integration with the host dwelling. Whilst the extension would be relatively large, it would be largely obscured from public view, and would remain subservient to the host.

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

Residential amenity

CS policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.'

The SPD recognises that rear extensions should not be overbearing nor result in an undue loss of privacy or light for neighbouring occupiers. Therefore paragraphs 5.6 and 5.9 set a maximum projection of 3m and 2.4m for single-storey and two-storey rear extensions respectively, measured along the common boundary from the adjoining property's rear elevation. In both cases the projection can be increased, provided it does not extend beyond a 45-degree line or 30-degree line measured from the aforementioned points along the common boundary.

The proposed extension would comply with the above guidance, and, on this basis, it is not considered to adversely impact on neighbouring amenity through overshadowing or reduced outlook and privacy.

In addition, paragraph 4.1 of the SPD sets out minimum separation distances between habitable windows at an upper floor level. The proposed rear extension would include a window at first floor level facing towards nos. 46 and 48 Scarr Drive, however this window would be an obscurely glazed bathroom window, and the use of obscure glazing can be secured by condition.

The proposals include a first-floor window on the west-facing side elevation overlooking no. 15 Jefferson Way; however this window would directly face the blank side elevation of no. 15 and it is not considered that this window would result in an undue loss of privacy for the occupiers of no. 15.

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 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 proposed works would have no bearing on the current parking arrangements 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) (4)

- 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- Proposed Two Storey Rear Extension. Dwg no. 1 of 3. Rev A
- Proposed Two Storey Rear Extension. Dwg no. 2 of 3. Rev 0
- Proposed Two Storey Rear Extension. Dwg no. 3 of 3. Rev A

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 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the first floor

window to the rear elevation facing south on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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.