

## Officer Report

**Case Reference:** PL/2026/0357  
**Location:** 6 WORDSWORTH WAY, ROCHDALE, OL11 5HZ  
**Proposal:** Part retrospective works for a single storey front porch extension and conversion of loft space to provide store  
Proposed conversion of detached garage to bedroom  
**Recommendation:** Approve with Conditions  
**Officer:** Luke Rigby

### SITE

The application site consists of a two-storey detached residential dwelling located to the south of Wordsworth Way in a predominantly residential area of Rochdale. The dwelling is constructed of facing brick with a pitched roof.

### PROPOSAL

The application seeks retrospective planning permission for the construction of a single storey front porch extension and conversion of loft space to provide store and the proposed conversion of detached garage to bedroom.

### RELEVANT PLANNING HISTORY

90/D24762 – Two storey side extension to dwelling. Approve Subject to Conditions

78/D06392 – Front Porch. Approve Subject to Conditions

### 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**

The application seeks retrospective planning permission for the construction of a single storey front porch extension, conversion of garage to bedroom, and conversion of loft to storage space.

Prior to the development, the front elevation of the dwelling consisted of a porch which extended part way across its width. The development carried out extended this porch across the entire front elevation of the dwelling. It is considered that the extension as built does not appear significantly incongruous or out of character; Wordsworth Way is a street scene of eclectic character and there is no prevailing character of development. Some dwellings within the immediate vicinity feature similar developments including the neighbouring dwelling No. 4.

Materials used in the construction of the extension include white render and roof tiles to match the existing. These are considered acceptable on design terms and do not appear significantly incongruous or out of character.

Having regard to the above, the development is considered to accord with Policies DM1, P3 of the adopted Rochdale Core Strategy, and the design provisions of the Housing SPD and the National Planning Policy Framework.

## **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.

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.

Concerns have been raised regarding the use of the garage as a bedroom; the proposed garage would have 1 No. window to the front elevation which would provide sufficient light for future occupiers of the garage. Whilst the concerns regarding its use are acknowledged, such ancillary accommodation is not uncommon in detached outbuildings/annexes within predominantly residential areas. With regards to the concern that this bedroom would be directly adjacent the boundary with No. 8 and give rise to noise concerns, it is noted that there is some separation distance between the garage and No. 8, and that the garage would not directly abut the dwelling itself; it is therefore not considered that the development would materially harm the amenity that No. 8 can reasonably expect to enjoy given bedrooms are among the least noise-generating uses of a room.

Concerns have been raised regarding the use of the garage as an independent planning unit; it is considered prudent that a condition be attached to any grant of permission requiring the use of the room to be ancillary to the use of the dwellinghouse.

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 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.

The use of the garage as a bedroom would not increase the parking requirements of the dwelling to a degree that would have a material impact on parking requirements of the site or parking provision within the area. Whilst concerns have been raised further regarding parking as a result of the use of the dwelling as a HMO, as discussed below, this application does not propose the use of the building as a HMO therefore this does not fall to be considered.

## **Other Matters**

Concerns have been received in relation to the use of the dwelling as a HMO without consent of the Local Planning Authority. The Local Planning Authority must assess the application on the merits of what has been submitted. It is pertinent to note, however, that the application site is not located within an Article 4 Direction and permitted development rights appear to be intact for this dwelling; permission would therefore not be required for a HMO of up to 6 people (Use Class C4); any such use would be a matter for the Council's Licensing team.

Similarly, concerns have been raised regarding the misrepresentation of the loft space as storage as neighbours believe this has been built with an ensuite. The Local Planning Authority must assess the application against the submitted plans which indicate that this is storage space.

Concerns regarding the structural integrity of the property and compliance with Building Regulations, including the absence of foundations, are matters for Building Control to assess and are not material considerations in the determination of this application.

Concerns have been raised regarding the use of outdoor lighting. It is noted that this has been reported to Environmental Health; this is a matter for them to address and is not a material consideration.

Concerns over drainage have been raised. Grant of planning permission does not imply, or override, the need to gain separate consents, such as those in respect of drainage from the relevant bodies (such as Building Control or United Utilities).

## **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**

4No. objections which can be summarised as follows:

- Use of the garage as a bedroom is not appropriate in a residential area.
- Concerns regarding HMO
- Current roof space conversion does not comply with building regulations, concerns that this has been converted into a bedroom with ensuite and this is not shown on the plans
- No foundations installed in the front extension
- External Lighting installed which is in breach of Environmental Regulations
- Converting the garage to bedroom would require additional drainage infrastructure that would put more strain on the drainage system
- Insufficient parking provision in the area
- The bedroom would be directly adjacent to the boundary with No. 8 and would therefore give rise to noise issues.
- There is nothing to stop the garage being used as an independent planning unit.
- Concerns raised regarding the unit already being advertised as a HMO without consent.

The application relates to operational development for a porch, conversion of loft for storage and conversion of garage for ancillary accommodation. Any allegations of a breach of planning control relating to the use of the property should be reported to the Council's Planning Enforcement Service.

Any material planning considerations are addressed where relevant within the analysis below.

## **SUMMARY OF CONSULTATION RESPONSES**

None received.

## **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) (2)**

- 1 This permission relates to the following plans:-

DWG No. 01 Revision A (Floor Plans as Built)

DWG No. 16,125/OS Revision A (Location Plan)

DWG No. 02 Revision A (As Built Elevations and Section)

DWG No. 16,125/04 Revision A (Proposed Garage Floor and Elevation Plans)

DWG No. PP-14866485v1 (Location Plan)

DWG No. 12 Revision A (Site Plans)

and the development shall be carried out in complete accordance with these drawings hereby approved.

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 Unitary Development Plan, and the National Planning Policy Framework.

- 2 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 or otherwise be those specified on the approved plans or application form

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.

### **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.