

Officer Report

Case Reference: PL/2026/0373
Location: 308 Milnrow Road, Rochdale, OL16 5BU
Proposal: Single storey side extension (part retrospective)
Recommendation: Approve with Conditions
Officer: Majid Mir

SITE

This application relates to Number 308, a large two storey detached dwelling located at the junction of Milnrow Road and Bingley Road. The property is constructed out of stone and slate. The host property previously contained flats, however following the approval of planning application 14/01100, the property have been converted into a single dwelling.

There is an elm tree with a Tree Preservation Order (TPO 293) attached, located within the curtilage of the site, close to the boundary with Bingley Road.

Numbers 303-305b Milnrow Road are sited Northwest of the application site. The row of a row of terraced dwellings that are Grade II Listed Buildings. Considering the nature of the proposal and the distance from the application property, it is considered that the proposed development would not impact on the setting of the listed buildings.

PROPOSAL

The application seeks planning permission to construct a single storey side extension. The extension will be built using matching materials for the elevations (stone). The proposed extension has a visual appearance of an orangery and is predominantly glazing.

The proposed extension would be 4.6m wide and 6.3m in length. The proposed extension would have a flat roof with the eaves set to height of 3.2m. A roof lantern is also proposed on the roof of the proposed extension.

When the site visit was undertaken, it was noted that construction work had already started on site.

HISTORY

16/01173/HOUS - Formation of vehicular access onto a classified road including the installation of 2m high entrance gates. Decision: Refuse.

15/00903/HOUS - Erection of detached garage to rear (Retrospective). Decision: Approve with conditions.

15/00533/HOUS - New boundary wall to all elevations with a maximum height of 2m, together with double gate to front elevation (resubmission) (part retrospective). Decision: Approve subject to conditions

14/01100/FUL - Change of use from flats to a single dwelling including first floor rear extension, construction of pitched roof over existing two storey rear extension and alterations to side elevation. Decision: Approve subject to conditions.

14/01322/HOUS - New boundary wall to all elevations with a maximum height of 2m, together with double gate to front elevation including the erection of detached garage. Decision: Refuse.

12/D55297 - Change of use and alterations to form pre-school nursery including the formation of a car park and erection of new boundary treatments – Withdrawn

11/D54493 - Single storey rear extension – Granted subject to conditions

90/D25001 - Change of use from self-contained flats to nursing home with side and rear extensions. Decision: Refused.

87/D20463 - Residential development – Three storey block of six flats. Decision: Refused

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:

P2 Protecting and enhancing character, landscape and heritage

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

Letters of notification were sent out to neighbouring properties. No representations have been received.

CONSULTATION

Not applicable.

ASSESSMENT

Design, character and appearance

The application proposes to construct a single storey side extension sited to the side of the host property. The proposed extension would have a visual appearance of an orangery and will be constructed predominantly of glazing. Excluding the glazing, the elevations of the proposed extension would be constructed out of natural stone. The proposed extension would have a flat roof with a large roof lantern placed in the middle of the roof.

The host property is set in an 'L form with a rear two storey gable roofed projection. The proposed extension would attach on to the side of this element of this projection and to the rear of the main element of the host property. The proposed extension would project beyond the side elevation of the main element of the host property by approximately 1.25m. It is however noted that the proposed extension would not be visible from public vantage points due to the boundary treatment.

Although the design with the flat roof will differ from the design of the host property, it is considered to be relatively simple and unobtrusive extension that would be subservient to the host property.

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

Neighbour Amenity

No. 310 is located to the east and shares a side boundary with no. 308. t to ??????. Set on slightly lower ground. It is noted that the neighbouring property of no. 310 Milnrow Road has a detached single storey garage located close to the boundary with no. 308. The garage is set in between the two dwellings. The main house is sited approximately 11m from the shared boundary. Although the proposed extension would be sited closer to the shared boundary, it would not project beyond the rear elevation of the detached garage and would meet the requirements as set out in paragraph 5.6 of the SPD.

There is a window on the side elevation of no. 310 that faces towards no. 308. The proposed extension would be in the direct line of the window. It is unclear if this window is a principal window to a habitable room. Nevertheless, the window is approximately 17.4m from the two storey side elevation of the host dwelling and would be approximately 12.8m from the proposed extension. Paragraph 4.1 of the SPD stated that a minimum distance of 10m should be retained between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room. Although this guidance does not strictly relate to this proposal; it nevertheless is relevant and does provide some guidance on distances that should be retained. Taking note of the existing arrangement, It is considered that sufficient distances will be retained to not impact on the amenity of no. 308.

The proposed development would not unduly impact on the amenity of the occupiers of the host property, with all habitable rooms receiving a sufficient amount of light and outlook and sufficient outdoor amenity space being retained.

Taking all the above into consideration, it is considered that the proposed extension would not unduly impact on the amenity of the occupiers of any of the neighbouring properties or the application property. As such, it is considered that the proposal is acceptable and accords with Core Strategy policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (2)

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

- Location Plan
- Existing Site Plan and Existing Ground Floor Plan. Drawing number: 2421/1
- Existing Elevations. Drawing number: 2421/2
- Proposed Site Plan and Proposed Ground Floor Plan. Drawing number: 2421/3
- Proposed Elevations. Drawing number: 2421/4

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

- 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.

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.