

Officer Report

Case Reference: PL/2026/0454
Location: 2 CHELTENHAM ROAD, MIDDLETON, MANCHESTER, M24 1HG
Proposal: Single storey rear extension, front porch extension, front and rear dormer extensions and alterations to fenestration with render to existing dwelling
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a single storey bungalow located to the northwest of Cheltenham Road in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

PROPOSAL

The application seeks planning permission for the construction of a front porch, 2No. dormers to the front elevation, 1No. dormer to the rear elevation and a single storey rear extension.

RELEVANT PLANNING HISTORY

None recorded.

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 proposes the construction of a front porch extension, 2No. dormers to the front elevation with pitched/gabled roofs, 1No. dormer to the rear elevation and a single storey rear extension with pitched roof projecting 6m from the rear elevation of the existing dwelling.

It is acknowledged that the proposed gables to the front elevation would appear somewhat incongruous by virtue of their siting immediately adjacent the public highway and would be prominent features within the street scene. Notwithstanding this, Cheltenham Road is a street scene characterised by similar developments and dormer windows to the front elevation are not uncommon features; some have mono-pitched roofs, and some have flat roofs. No. 22 Cheltenham Road has dormers of almost identical visual appearance to the proposed. As such, the proposed dormers on balance are not considered significantly more detrimental to the character of the street scene than existing.

The proposed front porch is considered acceptable on design terms and would feature a pitched roof central to the 2 No. dormer windows which would alleviate some of the visual impact of the overall development. The Local Planning Authority acknowledges that a similar development could be constructed under Class D of the GPDO.

To the rear elevation, a flat roof dormer is proposed which would span the entire rear roof slope. Whilst acknowledged that this would dominate the rear roof slope with little room to the eaves, the Local Planning Authority acknowledges that a similar if not identical dormer could be constructed under Class B of the GPDO which would have similar visual impact. On balance, the dormer is therefore considered acceptable.

The proposed rear extension is considered acceptable on design terms. Whilst the flat roof of the development would differ from the pitched roof of the existing dwelling, it would assist in alleviating some of the bulk of the development.

The application proposes to render the entire dwelling with off-white render. Whilst it is acknowledged that this would unbalance the semi-detached pair to a degree, render is commonplace within the street scene therefore its use is established; it is therefore not considered to appear significantly incongruous or out of character.

Having regard to the above, the proposed developments are considered consistent with the aims of Policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design provisions of the Housing SPD and the National Planning Policy Framework.

Residential amenity

The proposed porch is not considered to appear significantly overbearing or overshadowing for neighbouring dwellings by virtue of its siting and massing. The proposed dormer windows to the front elevation would largely overlook the public highway and are therefore not considered to give rise to any unacceptable sense of overlooking.

It is acknowledged that the proposed dormer to the rear elevation would give rise to an increased sense of overlooking for the dwellings to the rear elevation. The surrounding area is predominantly residential, however, and some degree of overlooking is to be expected. The degree arising as a result of the proposal is not considered to be significantly detrimental to the amenity of neighbouring dwellings.

Paragraph 5.6 of the Housing SPD states that for a semi-detached dwelling, the Council will generally support single storey extensions projecting 3m from the rear elevation of the neighbouring dwelling when measured from the rear elevation of that dwelling. The proposed extension would project a total of 6.04m from the rear elevation of the dwelling. The attached semi, No. 4, however, has a conservatory to which the development would project only 3.02m beyond. The additional 0.2m is not considered to give rise to any unacceptable impacts on amenity.

The dwellings to the east, notably Nos. 5 & 7 Cheltenham Green, are sited perpendicular to the application site. The proposed rear extension would therefore not impact on light received into these dwellings. Whilst the extension would be visible to some degree, it would not be a particularly overbearing or oppressive feature given the separation distance and orientations.

It is acknowledged, however, that the single storey rear extension would have a flat roof and should the applicant utilise their permitted development rights in the future to erect a balcony, terrace, or similar amenity space on this roof, this would unacceptably impact on amenity of neighbouring dwellings by virtue of overlooking. It is considered prudent that these rights are therefore removed via condition.

Having regard to the above, and with the provision of the aforementioned condition, the proposed developments are considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, the Housing 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

None received.

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) (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 This permission relates to the following plans and documents: -

DWG No. 2354/2/A (Proposed Elevations)

Location Plan

DWG No. 2354/3 (Proposed Floor Plans)

DWG No. 2354/4 (Proposed Sections)

Block Plan

and the development shall be carried out in accordance with these 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.

- 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 or be those specified on the application form or approved plans.

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 (General Permitted Development) (England) Order 2015, or any Order revoking or re-enacting that Order (with or without modification), the flat roof of the rear extension hereby approved shall not be used as a terrace, balcony, or similar amenity space without prior written consent of the Local Planning Authority.

Reason – In the interest of protecting the amenity of neighbouring dwellings in accordance with Policy DM1 of the adopted Rochdale Core Strategy 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.