

Officer Report

Case Reference: PL/2026/0360
Location: 6 THRUM FOLD, ROCHDALE, OL12 6DG
Proposal: Two storey side extension and extension of existing garage
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the head of Thrum Fold, a residential cul-de-sac located in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof. An existing detached garage is found along the boundary between the dwelling and No. 8.

There is a uniform character and sense of place to the street scene. Dwellings along Thrum Fold are predominantly detached dwellings with similar, or in some cases, identical, visual appearance to the application dwelling. Notwithstanding, the neighbouring dwelling is a pair of semi-detached dwellings.

The application site is located entirely within the Defined Urban Area as defined by Saved UDP Policy G/D/1. There are no other constraints associated with the application site that would preclude the presumption in favour of sustainable development.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension and extension to the detached garage along the boundary with No. 8.

RELEVANT PLANNING HISTORY

23/00923/WTTPPO – Application to remove 3 hybrid black poplar trees subject to Tree Preservation Order No. 120 (St Wilfreds High School)

including replacement planting of 6 trees. Approved 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 proposes the construction of a two-storey side extension projecting approximately 5.3m from the side elevation of the existing dwelling. Paragraph 5.12 of the Housing SPD recommends that a two-storey side extension is set back either 2m at first floor, or 1m at both ground and first floor.

Whilst it is acknowledged that neither has been done in this instance, the proposed development would deliver a balanced facade to the front elevation of the dwelling and therefore it is not considered that the proposed development would appear significantly incongruous or out of character being flush with the front elevation of the dwelling. Furthermore, it is acknowledged that this guidance is primarily to prevent the risk of terracing; by virtue of the site location and splay of neighbouring dwellings, there is no risk of terracing in this instance.

Concerns have been raised regarding the size of the development not being in keeping with the other dwellings in Thrum Fold; it is acknowledged that Nos 2 and 4, the neighbouring dwellings, are a pair of semi-detached dwellings of similar visual character and built form to the proposed development. It is therefore not considered, on balance, that the development would appear significantly incongruous by virtue of its size.

The application also proposes an extension to the existing garage. The garage would still appear as a subservient addition to the existing dwelling and the extension to the garage would mostly be screened by the proposed extension to the dwelling. Brick detailing would be provided to the garage which would offset some of the visual harm caused by an otherwise blank elevation.

Materials used to external finishes would be facing brick and uPVC to match the existing. These are considered acceptable on design terms and would not appear incongruous or out of character.

Having regard to the above, the proposed development is considered acceptable on design terms and would be in keeping with the character and appearance of the existing dwelling and surrounding street scene in accordance with Policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design guidance of the SPD and the National Planning Policy Framework.

Residential amenity

Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS Policy DM1 which requires development proposals to ensure that they “do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

The proposed development would see the addition of 1No. bedroom at first floor, which would be served by a window to the front elevation and its own en-suite. The extension would also facilitate the enlargement of the existing bedrooms at the dwelling. The proposed bedroom would meet minimum space requirements as set out in the Government’s Technical Standards and each room would provide sufficient natural light and outlook to ensure a satisfactory level of amenity for future occupiers.

In regard to neighbour amenity, the proposed extension would be to the side elevation of the dwelling and therefore has the potential to impact on No. 8 the most. Notwithstanding, given the siting of the extension relative to No. 8, and the separation distance, the proposed extension is not considered to appear significantly overbearing or overshadowing. The comments received regarding the intrusion into the 45-degree visibility zone are acknowledged, however the 45-degree rule does not form part of the adopted Core Strategy for Rochdale for general development. The Housing SPD states that a two-storey extension should not intrude into a 30-degree visibility zone when measured at 2.4m along the common boundary. In this instance the dwellings sit perpendicular to one another and the development would be sited at sufficient distance from this window that any intrusion is not considered to unduly restrict the amount of light received into the living room window of No. 8.

Whilst some impact would be present, the impact is not considered significantly detrimental to the amenity that No. 8 can reasonably expect to enjoy. No. 8 has 1No. window to the first-floor side elevation, however the extension would not impact on this.

Concerns have been raised regarding the loss of a view. The right to a view is not enshrined in planning law and therefore this does not fall to be considered; outlook, however, does fall to be considered. In this instance given the relative position of windows on neighbouring dwellings, it is not considered that the proposed development would have a significantly detrimental impact on outlook.

Having regard to the above, the proposed development is not considered significantly detrimental to the amenity of future occupiers or neighbouring dwellings and is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the guidance contained within the Housing SPD and National Planning Policy Framework.

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 representations received regarding parking issues on Thrum Fold are acknowledged, however it is not considered that the development would have a significantly worse impact on parking provision than existing, and the proposal would be in line with CS Policy T2.

Comments received regarding disruption during construction are acknowledged. Disruption during construction is a necessary by-product of development and is usually transient in nature.

Landscaping

There are several trees which were previously sited within the application site and subject to TPO120. Permission was granted in 2023 (23/00923/WTTPO) for the felling of some of these trees, with the provision of 6No. replacement trees secured by way of condition. The Local Planning Authority understands that these trees have not yet been replanted, however will be planted following this development; these trees are shown on the site plan (DWG No. L(00)005) and would be sited along the rear application boundary.

These trees would be sited sufficient distance from the proposed development, and their planting after the development has been completed will ensure that they are not damaged during the development. It is recommended these are secured by way of condition.

Other Matters

The comments received regarding full surveys prior to development to ensure the development does not impact on neighbouring boundaries are acknowledged,

however are civil issues and not material considerations in the determination of this application.

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

6 No. objections received which can be summarised as follows:

- The size of the dwelling is not in keeping with the remainder of the dwellings within Thrum Fold
- There is already an issue with parking on the cul-de-sac and the proposed development would make it worse.
- The proposal would give rise to a loss of a view
- Congestion during construction
- Full land surveys should be performed before development to ensure works do not impact adjoining boundaries
- The development should not block light to 8 Thrum Fold's living room window following the 45-degree rule

SUMMARY OF CONSULTATION RESPONSES

Urban Design

No objection subject to some minor visual amendments

Officer Note: Such amendments were received by the Council and satisfy the concerns of Urban Design.

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. [AC1]

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

- DWG No. L(00)005 (Location and Site Plan)
- DWG No. L(00)006 (Proposed Floor Plans)
- DWG No. L(00)007 (Proposed Roof Plan)
- DWG No. L(00)008 (Proposed Elevations)

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 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.

- 4 Within the first planting season following the commencement of the development hereby approved, the 6No. replacement trees shall be planted in accordance with Drawing No. L(00)005 (received by the Local Planning Authority on 23/06/2026).

The Local Planning Authority shall be notified in writing within 14 days of the completion of the planting to allow for the updating of the Tree Preservation Order.

If within a period of 5 years from the date of planting any tree is removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously diseased or damaged, a replacement tree of the same species and size as that originally planted shall be planted in the same location during the next planting season, unless otherwise agreed in writing by the Local Planning Authority.

Reason – To ensure the protection and long-term retention of trees subject to Tree Preservation Order 120, in the interests of visual amenity and biodiversity, in accordance with Policy G7 of the adopted Rochdale Core Strategy 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.