

Officer Report

Case Reference: PL/2026/0438
Location: 117 EDMUND STREET, ROCHDALE, OL12 6QF
Proposal: Erection of single storey outbuilding to rear and formation of new boundary treatment.
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

The application relates to a semi-detached dwellinghouse at 117 Edmund Street in Rochdale. The dwelling occupies a corner plot at the junction with Clarke's Lane and has an existing two storey side extension which is set back from the main front elevation of the house. The main front elevation is also slightly staggered with a forward projecting front pike feature.

The application dwelling is attached to number 115 Edmund Street and to the rear, set at a lower level, are the bungalows on Clarke's Lane. The application dwelling is set slightly higher than the highway and a 600mm supporting/retaining wall is positioned along the boundaries to support this raised position, above this wall is an existing mature hedgerow.

The application site is within the Defined Urban Area (Saved UDP Policy G/D/1), however it is immediately adjacent to the Spotland Bridge Conservation Area, which runs along Clarke's Lane.

PROPOSAL

Permission is sought for a single storey detached outbuilding at the bottom of the garden, set along the rear boundary shared with the neighbour at 10a Clarke's Lane. The outbuilding would be used as a summer house and for storage. It would measure 5m by 4m and contain one window and two doors in the side (east) elevation facing out into the applicant's own garden area. The proposed structure would have a pitched roof design that is 2.9m to the highest point.

The proposals also include the removal of the hedgerow along the side boundary and the erection of a new boundary treatment comprising a brick wall with brick piers and infill timber panels. This would measure 1m above the ground level of the application site, however the section next to the proposed outbuilding would be taller to protect the privacy of the rear garden.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

12/55553/FUL: Construction of a conservatory and a single storey detached outbuilding to rear, a porch extension to front elevation of dwelling and erection of a 1m high boundary wall. Approved July 2012.

08/D50604: Two Storey Side Extension. Approved May 2008.

RELEVANT PLANNING POLICIES

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72(1) - this section directs local planning authorities to pay special attention to the desirability of preserving or enhancing the character of conservation areas.

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

JP-P2: Heritage

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

Site Notice: 27.06.2026

Press Notice: 07.07.2026

Neighbour notification letters: 09.06.2026

Weekly List: 24.06.2026

ASSESSMENT

Design, character and appearance

While the application site is not located within the Spotland Bridge Conservation Area (CA), it lies adjacent to it. Accordingly, due regard must be given to the impact of the proposed development on the setting of the CA.

The proposals comprise the erection of a single-storey, brick-built outbuilding within the rear garden, together with the construction of a new boundary treatment along the side boundary. Although the outbuilding would be visible from Clarke's Lane, it is not considered to give rise to undue harm to the setting of the CA. The structure would be of an appropriate and proportionate scale, featuring red brick walls and a pitched roof. Furthermore, it would not project forward of the adjacent bungalow, thereby maintaining the established building line.

It is acknowledged that the majority of the proposed boundary treatment would constitute permitted development, as it would measure up to 1 metre in height above the ground level of the application site. However, the section adjoining the proposed outbuilding would reach approximately 1.56 metres above the highest adjacent ground level. Notwithstanding this, the boundary treatment, constructed of matching red brick with timber infill panels, is considered to be appropriate within this context. Although the partial loss of the existing hedgerow is not ideal, it would be retained along the front boundary. In addition, there is a reasonable fallback position under permitted development, as much of the boundary treatment would comply with the 1 metre height limit relative to the application site, which itself sits approximately 0.6 metres above the level of the adjoining public highway.

Overall, it is not considered that the proposed development would unduly harm the setting of the CA or the general character of the street scene, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

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.

The proposed outbuilding would be positioned on the side and rear boundaries, close to the neighbouring property at number 10a Clarke Lane. The application site is set approximately 600mm higher than this neighbouring property, however the outbuilding would be sited close to the blank side elevation of this bungalow and as such would unduly affect the amenity of this neighbouring property through overshadowing, loss of daylight or outlook.

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 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

N/A

SUMMARY OF CONSULTATION RESPONSES

Highways: No objections.

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) (3)

- 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:

Site Location Plan. Dwg no. Q002_L(00)1000

Existing Site Plan. Dwg no. Q002_L(00)1001

Existing Ground Floor. Dwg no. Q002_L(00)001

Existing Elevations. Dwg no. Q002_L(00)002

Proposed Ground Floor. Dwg no. Q002_L(00)010. Rev. B.

Proposed Elevations. Dwg no. Q002_L(00)011. Rev. B.

Proposed Elevations. Dwg no. Q002_L(00)012. Rev. B.

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 development hereby approved shall be constructed in materials contained within the 'Proposed Elevations' drawing no. Q002_L(00)012. Revision. B.

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 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.