

Officer Report

Case Reference: PL/2026/0486
Location: 5 BROADBENT STREET, CASTLETON NORTH,
ROCHDALE, OL11 3DD
Proposal: Single storey rear extension
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 5 Broadbent Street, a two-storey detached dwelling located in Castleton. The dwelling is sited at a corner plot at the junction with Spindles Drive and is adjacent to no. 7 Broadbent Street to the southeast, adjacent to no. 14 Spindles Drive to the north, and faces the highway to the southwest.

PROPOSAL DESCRIPTION

Planning permission is sought for a single-storey extension which projects 2.06m from the rear elevation of the host dwelling, flush with the existing rear projection. It is characterised by a lean-to roof and has a ridge height of 3.57m and height to eaves of 2.67m. The proposal would be constructed in materials matching the host dwelling.

RELEVANT HISTORY

25/01060/HOUS - Single-storey rear extension, conversion of integral garage into habitable room and alteration to existing garage door into a window - Grant subject to conditions

25/00830/HH42 - Prior approval for a proposed single storey rear extension measuring 5.74m from the original dwelling (with a maximum height of 3.64m and height to eaves to 2.23m) - Refuse

25/00829/CPL - Certificate of lawfulness for proposed conversion of integral garage to a habitable room - Refuse

POLICY

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-S1 Sustainable Development

Policy JP-P1 Sustainable Places

Local

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)

DESIGN AND APPEARANCE

No concerns are had regarding the design and appearance of the proposed extension which would appear in-keeping and subservient. The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

AMENITY

Taking into account of Section 5.6 of the SPD, the proposed extension is not considered to result in undue levels of amenity impact to the neighbouring property. The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

The proposed development would not impact on the provision of parking spaces for the host property. The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning permission.

Reason: For the avoidance of doubt and to ensure that the development is started in accordance with the Town & Country Planning Act 1990.

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

- Location Plan - drawing no. G309 sk-06 received 28/05/2026
- Existing Site Plan - drawing no. G309 sk-07 received 28/05/2026
- Proposed Site Plan - drawing no. G309 sk-08 rev B received 28/05/2026
- Existing Ground Floor Plan and Elevations - drawing no. G309-01 rev A received 28/05/2026
- Proposed Ground Floor Plan and Elevations - drawing no. G309-02 rev A received 28/05/2026

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 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.

