

Officer Report

Case Reference: PL/2026/0419
Location: 32 Firgrove Gardens, Rochdale, OL16 3AF
Proposal: Part two storey, part single storey rear extension and front porch
Recommendation: Approve with Conditions
Officer: Majid Mir

LOCATION

The application relates to 32 Firgrove Gardens, a mid-terrace two storey dwelling, located within a residential area of Rochdale. The property has been constructed out of red brick. The property is located close to the turning head of a cul-de-sac.

To the rear of the property no.32 adjoins to the canal. To the northeast, no. 32 adjoins to no. 31 and to the southwest, no. 32 adjoins to no. 33. Access is available to the rear via an access path located between no. 31 and no. 32.

The site is located within the defined urban area.

PROPOSAL

The application proposes a part two storey, part single storey rear extension. The ground floor would project out by 3m, and the first floor would project out by 2.4m. The proposed extension would be 4.9m wide. The overall height of the proposed extension would be 6.6m and the height to eaves would be 5.5m. The proposed extension will be constructed out of red brick to match host property and tiles for the roof. The host property is constructed using slate tiles. The proposed extension is the same as the extension that was granted through planning permission PL/2025/1196.

Additionally, the application proposes to construct a single storey front extension that would be used as a porch. The proposed porch would be 2.2m wide and project out by 1.5m. The proposed porch would have gable roof design with a height to ridge of 3.3m and height to eaves of 2.7m. The proposed porch would be constructed out of red brick and tiles that match the host property.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P 1 Sustainable Places

Adopted Rochdale Core Strategy (CS):

SO2 Creating successful and healthy communities

SO3 Improving design, image and quality of place

P3 Improving design of new development

T2 Improving accessibility

DM1 General development requirements

SD1 Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT HISTORY

PL/2025/1196 - Part two storey, part single storey rear extension. Decision: Approve subject to conditions.

TOWNSHIP/MEMBER COMMENTS

None.

CONSULTATION RESPONSES

Canal and River Trust

We would advise that a minimum of 5 metre exclusion zone from the crest of the cutting is maintained at all times.

The Trust would wish to ensure that surface water drainage would be directed away from the canal cutting. Providing all drainage would go to the mains sewers, not to the canal or towards the canal cutting, we would have no comment to make on the matter.

The Trust would request to be re-consulted in the event that the proposed drainage would not be to mains sewers, as we may have further comments to make.

REPRESENTATIONS

Letters of representation have been sent out to surrounding properties and a site notice was placed in the vicinity of the site. No representations have been received.

AMENDMENTS

None.

ANALYSIS

Design and Visual Amenity

The proposed part two storey part single storey extension would be constructed out of matching brick and tiles. The brick would be in keeping with the host property; however, it is unclear what type of tiles are proposed. It is considered slate tiles that match the host property would be acceptable. It is considered appropriate to include a condition requiring the proposed development to be constructed out of matching materials.

The roof of the two-storey element would have a hipped roof design that would be set below the ridge height of the host property. The single storey element would have a mono pitched roof design that would bridge the gap between the two elements of the proposed extension. The design of the proposed extension would be subservient to the host property and in keeping with the host property (subject to the addition of materials conditions).

It is noted that the proposed extension would not be visible from Firgrove Gardens and the neighbouring adopted highway as it would be screen by the dwellings. Views along the canal tow path would be limited, however, what views there may be, would be in the context of the residential development.

The application also proposes a single storey front porch with a gable roof design. It is noted that there is a porch on the neighbouring property, however, there is no planning history for it. The proposed porch would be constructed out of matching materials. Additionally, it is considered that the proposed porch is of an appropriate scale. Overall, the proposed porch is considered to be of an acceptable design and would not unduly impact on the visual amenity or character of the local area.

Subject to the addition of the relevant condition, it is considered that the proposed extension is acceptable and in compliance with the guidance within the SPD and would accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, the PFE and the NPPF.

Neighbour and Occupier Amenity

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.'

Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

The Council's Guidelines and Standards for Residential Development SPD from Section 5.8 – 5.10 provides guidance on two storey rear extensions. Paragraph 5.9 states 'Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30-degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling(s).' This can be increased where the neighbouring properties have an extension close the shared boundary. The two-storey element of the proposed extension would be set close to the shared boundaries with adjoining residential properties on both sides. The proposed extension would project out by 2.4m measured from the rear of the host property and the two neighbouring properties. As such the proposed extension would meet the requirements of the SPD in regard to the two-storey element of the proposed extension.

In regard to the single storey element of the proposed extension, the SPD states that for attached properties, a single storey extension must not project beyond point 3 metres along the shared boundary measured from the rear elevation of the adjoining or adjacent dwelling(s). This can be increased where it is set away from the shared boundary and does not project beyond a 45-degree line measured from 3m along the shared boundary. The proposed extension would project out by 3m from the rear elevation and from the shared boundary with the neighbouring properties. As such, the proposed single storey element would adhere to the requirements set out in the SPD.

There are no dwellings sited directly to the rear of the proposed extension, as such there are no concerns in regard to the space standards set out in paragraph 4.1 of the SPD.

Regarding internal amenity, all new habitable rooms are served with an adequate level of natural light which is considered sufficient. Additionally, the property would retain a sufficient amount of outdoor amenity space.

In regard to the proposed porch, it is considered that the proposal would not unduly impact on the amenity of any of the neighbouring properties or the amenity of the application property.

Overall, the proposed dormer would have an acceptable impact on the residential amenity of future and neighbouring occupants, in accordance with policies DM1, the SPD and the NPPF.

Land Instability and Drainage

Paragraph 196 of the NPPF states that planning decisions should ensure that a site is suitable for its proposed use taking into account of ground conditions and any risks arising from land instability. Policy G9 of the adopted Rochdale Core Strategy states that the Council will ensure that any risks arising from land instability are identified, and that any appropriate actions to address these risks are taken, prior to development taking place.

The rear curtilage space of the property backs onto a cutting slope which supports the site above the Rochdale Canal. The Canal and River Trust have reviewed the submitted plans and noted that the proposed development would be sited approximately 10m away from the crest (top) of the canal cutting. The Canal and River Trust have advised that no construction should take place in proximity to the rear boundary with the canal cutting. The Canal and River Trust have advised that this is to ensure the structural integrity of the canal cutting is not put at risk from the development. As such the Canal and River Trust has advised a minimum 5m exclusion zone from the crest of the cutting is maintained at all times.

Furthermore, the Canal and River Trust requested clarification that drainage for the proposed extension would drain into the existing mains sewage system and directed away from the canal cutting. Subject to all drainage going to the mains sewers, and not to the canal or towards the canal cutting, the Canal and River Trust have stated that they would have no comment to make on the matter.

Subject to the addition of compliance conditions requiring that a 5m exclusion zone is maintained and that all water from the dwelling drains off into the main sewage system and away from the canal cutting, the proposed development would be considered acceptable and would not conflict with Policy G9 of the adopted CS and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (5)

- 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 any conditions imposed on the original permission remain in force other than as expressly hereby varied and development must be started in accordance with Section 73(5) of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

- Location Plan

- Existing Site Plan, Floor Plans and Elevation. Drawing number: A 2372/1

- Proposed Site Plan, Floor Plans and Elevations. Drawing number: A 2372/2

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.

- 4 The surface and foul drainage of the proposed development shall drain into the existing mains drainage system unless first agreed in writing by the Local Planning Authority. For the avoidance of doubt, surface and foul water shall not drain to the canal or towards the canal cutting.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 5 During the construction of the development, a five-metre exclusion zone from the crest of the cutting of the canal shall be maintained at all times. For avoidance of doubt, no excavation, stockpiling of materials or storage of materials shall take place within the 5m exclusion zone.

Reason: In the interests of securing land stability, and in accordance with policies DM1 and G9 of the adopted 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.