

Application Number:	25/00171/HOUS
Location:	15 Digby Road, Rochdale, OL11 1TR
Proposal:	Two storey side extension
Applicant:	Mr Arham Rafiq
Case Officer:	Sam Yuen
DETERMINATION DATE 17.04.2025	EXT OF TIME
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 15 Digby Road, a two-storey semi-detached dwelling located in a residential area in Kirkholt. The dwelling is sited in a corner plot and is adjoined by no. 13 Digby Road to the east, adjacent to no. 17 Digby Road to the west, and faces the highway to the north. The rear curtilage tapers towards the south and adjoins the rear curtilage of no. 4 Denver Road.

Description of Proposal

Planning permission is sought for a two-storey side extension which projects 3.3m from the side elevation of the dwelling. The extension is set back 0.6m from the front main wall of the dwelling and set down 0.17m from the ridge line with matching height to eaves. It is characterised by a hipped roof form and features a chamfered corner towards the rear.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways and Engineering

The proposals outlined will not impact upon the highways network. Highways have no sustainable objection to these proposals.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

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-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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)

Amendments

Following concerns from the Planning Officer, amendments were made to the proposed plans to omit the previously proposed front door opening, to alter the front fenestration, and to include sills and decorative quoins detailing to the proposed extension.

Assessment

Design: DM1 and P3

- Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, Section 5.1 of the SPD states development proposals should be in keeping with the host property and generally should be subservient to it.
- The proposed two-storey side extension is set below the ridge line of the host dwelling which would be subservient. The use of a hipped roof form would also appear in keeping.
- The proposed extension is on a corner plot, where the SPD advises that sufficient space should be maintained between the boundary and the nearest part of the extension. The proposed side extension is set back marginally from the main front wall of the dwelling by 0.6m and its foremost section is sited 3m away from the nearest common boundary. The extension also does not project beyond the established building line formed by nos. 17 and 19 Digby Road. As such, it is considered the extension would not constitute an obtrusive and prominent addition to the street scene and would be acceptable in this regard.
- It is noted the extension comprises a chamfered wall towards the rear. Whilst this represents an irregular design feature, it is acknowledged the chamfered wall would ensure sufficient access to the rear garden is retained. Due to its rear siting, the chamfered wall would not be readily visible from the highway and is thus not considered to amount to undue harm to the street scene.
- Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.
- It is considered the proposed fenestration, as amended, are sized and positioned appropriately with the existing fenestration.

- The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PpE and the NPPF.

Amenity: DM1 and SPD

- Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- The proposed first-floor bedroom window would be sited circa 25.6m and 18m away from the directly facing front habitable room windows and front curtilage boundary of no. 32 Digby Road which would exceed the minimum space standards of Section 4.1 of the SPD. No adverse amenity harm has been identified in this regard.
- The extension does not contain habitable room windows to the rear. The side elevation window of adjacent no. 17 contains a hallway window and is therefore not subject to significant amenity impacts.
- The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure an acceptable standard of living for existing and future occupants.
- The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- The proposed extension would occupy part of the existing hardstanding. Notwithstanding, sufficient residual off-street parking space would be retained for the host occupants, in line with Appendix 5 of the CS.
- The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

Recommendation: Grant subject to the following conditions

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 permission relates to the following plans:

- Location Plan – received 20/02/2025
- Existing Site Plan, Floor Plans and Elevations – Drawing no. 2252/1 received 20/02/2025
- Proposed Floor Plans – Drawing no. 2252/2 received 19/03/2025
- Proposed Site Plan and Elevations – Drawing no. 2252/3 received 19/03/2025

and the development shall be carried out in accordance with these drawings 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 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 order to ensure a satisfactory appearance in the interests of visual amenity 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.

Article 35 Statement

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.

	Date	Officer
Report Completed	11/04/2025	Signed: SY
Authorisation	14/04/2025	Signed: RK