

Officer Report

Case Reference: PL/2026/0267
Location: 8 AJAX STREET, ROCHDALE, OL11 3HN
Proposal: Two Storey Side and Single Storey Rear Extension With New Basement
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 8 Ajax Street; a two-storey end terraced dwelling. The dwelling benefits from a front and rear garden. There off street parking available. Due to the site being on a corner plot it is slightly larger than the neighbouring dwellings.

The dwelling is finished in grey render and is located within the Defined Urban Area.

Proposal

The application seeks permission for a two-storey side extension, ground floor rear extension and a first-floor rear extension. The proposal also includes a rear dormer. The proposed development will provide additional living space and bedrooms.

Relevant Planning Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

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).

Relevant Site History

25/00421/HOUS - Two storey side, part two storey/part single storey rear extensions, rear dormer extensions, excavation of land to facilitate new basement level together with associated landscaping - Withdrawn

17/00554/HOUS - Two storey side extension including demolition of existing single storey side extension and detached garage – Refuse

17/01186/HOUS - Two storey extension including demolition of existing single storey side extension and detached garage - Resubmission of 17/00554/HOUS - Refuse

Reason: The proposed two storey side extension would constitute an incongruous and oversized addition that would significantly alter the character and appearance of the original dwelling. It would also appear unduly dominant and out of context with the form, pattern and spacious layout of residential development in the area. The proposal is therefore contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Consultation Responses

Highways

N/A

Representations

Letters of representation have been sent out to surrounding properties and no comments have been received.

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area and the principle of development is considered acceptable.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed two storey side extension will be approx. 3m wide, the proposed ridge will be lower than the existing ridge and the first-floor level. This element of the proposal will be subservient to the host dwelling and is considered acceptable. The first-floor element of the side extension will be set back 1m, this is considered acceptable as it will not result in a terracing effect due the dwelling being on a corner plot.

Amendments have been sought throughout the application process; the rear dormer has reduced in size and the first floor rear extension will have a pitched roof. The proposed development is subsequently determined to be subordinate in appearance and would comprise an appropriate standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties."

The proposed development will comply with the SPD; this is acceptable as neighbours will not be negatively impacted by the proposed development.

The proposed development will introduce new windows on the rear elevation; these will not result in a loss of privacy. The proposed bedroom will have sufficient light and outlook for existing and future occupiers.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the

requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety. The proposed development will reduce the existing driveway by approx. 2m. This is not considered to have a negative impact on the existing parking arrangements. There is a turning area at the front of the dwelling, highway safety will not be impacted.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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:

- Location Plan
- Existing and Proposed Site Plans PL04 Rev D
- Existing and Proposed Floor Plan PL01 Rev D
- Proposed Elevations PL02 Rev D
- Proposed Landscaping Plan PL05 Rev D

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.