

Officer Report

Case Reference: PL/2026/0251
Location: 264 OLDHAM ROAD, ROCHDALE, OL11 2ER
Proposal: Installation of first floor window to front elevation to facilitate internal subdivision (retrospective).
Recommendation: Approve
Officer: Bob Melling

SITE

The application relates to no. 264 Oldham Road, a two-storey, mid-terrace property located to the south of Rochdale Town Centre. The dwelling sits amid a uniform terraced block where dwellings are defined by a clear pattern of fenestration.

PROPOSAL

Retrospective permission is sought for the installation of a first floor window to the front elevation overlooking Oldham Road. The single window has a uPVC frame to match the existing front elevation window.

HISTORY

N/A

RELEVANT PLANNING POLICIES

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

Local Guidance

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)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 06.07.2026

ASSESSMENT

Design, character and appearance

Although the installed window is not in keeping with the character and appearance of the terraced block and does, to a small degree, disrupt the prevailing rhythm of window detailing, it is not considered that this would result in a level of harm that would warrant the refusal of planning permission. The window is a relatively small addition to the elevation and does not dominate or compete with the existing character. Given the size of the window, it is unlikely that it would attract undue attention. Moreover, it is noted that there are similar windows on neighbouring terraced blocks.

For these reasons, it is considered that the window is acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

The window does not unduly overlook any neighbouring properties and no concerns are had in this regard. The window serves a small bedroom and is considered to provide the room with sufficient natural light and outlook.

As such, it is considered that the window has 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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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

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.

Informatives (1)

INFORMATIVE: This Decision Notice relates to the following drawings and documents.

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- Site Location Plan
- Original & As Built Details. Dwg no. 26.3768.1
- Existing & Proposed Block Plans. Dwg no. 26.3768.2