

## Officer Report

**Case Reference:** PL/2026/0473  
**Location:** 12 SPINNERS GARDENS, WARDLE, ROCHDALE, OL12 9HL  
**Proposal:** Two storey side and rear extension and alteration to first floor side fenestration  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

### SITE

The application relates to no. 12 Spinners Gardens, a two-storey, semi-detached dwellinghouse located at the end of a cul-de-sac just off Wardle Road. The property is adjoined by no. 11 Spinners Gardens to the south and is adjacent to open farmland within the Green Belt to the north. Beyond the rear boundary to the west is a parcel of recreational open space and across the highway to the east is no. 13 Spinners Gardens. The application property and the adjoining property both benefit from existing conservatories.

### PROPOSAL

Permission is sought for a two-storey side and rear extension.

### RELEVANT PLANNING AND ENFORCEMENT HISTORY

82/D14170: Residential Development 20 Dwellings. Approved November 1982.

### 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**

The proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

### **Residential amenity**

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

Moreover, it should be noted that the proposed extension would comply with the projection limit for two-storey extensions set out under sections 5.9 and 5.10 of the

SPD, which allow for a 3m projection where there is a single-storey extension at the rear of the neighbouring property which is close to the common boundary.

While it is noted that the adjoining property has a conservatory with side elevation windows as well as a single window on the existing rear elevation set in close proximity to the common boundary, it is not considered that this would warrant refusal of the application. Based on the layout of the application property, which has the same arrangement of fenestration as the adjoining property, it is not considered that the single window on the rear elevation is a principal source of natural light and outlook for the property. Moreover, the conservatory would continue to benefit from sufficient light and outlook given its extensive glazing. In addition, it should be noted that the proposed extension would be located to the north of the adjoining property. Which would further limit opportunities for overshadowing. While it is acknowledged that the proposed extension would have an impact on the neighbouring property, it is not considered that this impact would be unduly harmful for the reasons set out above.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have 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.

### **Highways and parking**

The proposal would increase the number of bedrooms from three to four and the property benefits from one dedicated off-street space. Given the existing situation and considering the quiet nature of the street, it is not considered that the proposals would have an undue impact on highway safety in accordance with CS Policy T2 and CS Appendix 5.

### **Conclusion**

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

### **SUMMARY OF THIRD-PARTY REPRESENTATIONS**

1 letter of objection was received which raised the following concerns:

- Visually dominant and oppressive
- Loss of natural light and Right to Light Act

Officer's response: *While the impact of the extension on the amenity of neighbouring occupiers is taken into consideration under the following report, it should be noted*

*that the right to light legislation is a private matter and is not a material consideration in the determination of planning applications.*

## **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 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:

- Site Location Plan
- Existing Details. Dwg no. 26.3767.1A
- Scheme 4 Proposed Details. Dwg no. 26.3767.SC4.1A
- Existing & Proposed Block Plans. Dwg no. 26.3767.2

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.

**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.