

Officer Report

Case Reference: PL/2026/0423
Location: 4 ST PAULS CLOSE, HEYWOOD, OL10 3FZ
Proposal: Alterations to fenestration on front elevation as part of conversion of garage to additional living accommodation - retrospective
Recommendation: Approve with Conditions
Officer: Sam Yuen

SITE DESCRIPTION

The application relates to no. 4 St Pauls Close, a two-storey detached dwelling in Heywood. It is adjacent to no. 3 St Pauls Close to the west, adjacent to no. 6 St Pauls Close to the east, and faces the highway to the south.

PROPOSAL DESCRIPTION

Retrospective planning permission is sought for the alteration of the ground floor front fenestration including a conversion of the existing attached garage to living space.

RELEVANT HISTORY

24/00608/CPL - Application for a certificate of lawfulness for the proposed conversion of garage to ancillary living accommodation and alteration to fenestration to front elevation - Refuse

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-S1 Sustainable Development

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:

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)

DESIGN AND APPEARANCE

No concerns are had regarding the design and appearance of the proposed alterations which would appear in-keeping and appropriately designed. The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

AMENITY

No adverse amenity harm by way of overlooking impact has been identified. The proposal is therefore acceptable in terms of residential amenity and accords with Policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

HIGHWAYS AND PARKING

The proposed development would not impact on the provision of parking spaces for the host property. The proposal is therefore acceptable in terms of highways and parking and accords with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The development hereby approved relates to the following drawings and documents:
 - Location Plan and Site Plan - drawing no. 001 received 08/06/2026
 - Existing Floor Plans and Elevations - drawing no. 002 rev. 1 received 08/06/2026
 - Proposed Floor Plans and Elevations - drawing no. 003 received 08/06/2026

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.

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.