



Officer Report

Case Reference: PL/2026/0470
Location: 8 WHALLEY ROAD, MIDDLETON, MANCHESTER, M24 6EP
Proposal: Two storey rear extension with pitched roof and alterations to fenestration.
Recommendation: Approve with Conditions
Officer: Sam Yuen

LOCATION

The application relates to no. 8 Whalley Road, a two-storey semi-detached dwelling located in Middleton. The dwelling is adjoined by no. 10 Whalley Road to the west, adjacent to no. 6 Whalley Road to the south-east, and faces the highway to the south. The rear curtilage boundary backs onto a woodland area to the north.

PROPOSAL DESCRIPTION

Planning permission is sought for a two-storey rear extension which projects 4.04m from the rear elevation of the dwelling. It is characterised by a hipped roof form with matching ridge and eaves height.

The submitted plans also indicate alterations to fenestration to the side elevation wall.

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

RELEVANT HISTORY

N/A

CONSULTEE RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. One objection letter was received with the following comments:

- Concerns over loss of natural light to neighbouring windows to the detriment of the enjoyment and amenity of these rooms.
- Concerns over loss of outlook from the neighbouring bedroom windows and the overbearing and enclosed appearance of the extension.

Officer's Comment:

- Concerns regarding overshadowing, overbearing and loss of outlook are addressed under the 'Amenity' heading of the report.

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)

DESIGN

The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, 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 proposal seeks to construct a two-storey rear extension to the host dwelling. Notwithstanding its scale, the absence of set down from the ridge line, and the potential views of the structure from the highway, much of the extension would be obscured from view by the host dwelling due to its rear siting. As such, it is considered the proposed extension would represent an appropriate built form to the host dwelling and would not result in undue harm to the character and appearance of the area.

The use of a hipped roof form would appear in keeping with the host dwelling and raises no issues.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

It is considered the proposed fenestration 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 Rochdale Core Strategy, the SPD, Policy JP-P1 of the PfE and the NPPF.

AMENITY

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 two-storey rear extension would be sited next to an existing 2.93m two-storey rear extension of no. 10, and an existing single-storey rear extension of no. 6. With reference to Section 5.9 and 5.10 of the SPD, the proposed extension would not exceed a 2.4m line along the common boundary of no. 10 and would not project beyond the single-storey rear extension of no. 6. As such, it is considered the proposal would not give rise to adverse levels of overshadowing, overbearing and outlook impacts to the neighbouring occupiers and would be acceptable.

It is noted one of the proposed bedrooms would comprise an internal floorspace of 6.3m², which falls short of the nationally described space standards (NDSS). However, it is accepted this room would form one of a total four bedrooms and would not form as the principal bedroom for the dwelling. On balance, it is considered the occupier amenity impacts would be acceptable.

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 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

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

Recommendation: Approve with Conditions

Condition(s) (4)

- 1 The development hereby permitted shall begin no later than three years from the date of this planning 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 and Existing and Proposed Site Plan - drawing no. CM383 PL 03 received 25/05/2026
- Existing Floor Plan - drawing no. CM383 EX 01 received 25/05/2026
- Proposed Floor Plan - drawing no. CM383 PL 01a received 25/05/2026
- Existing Elevations - drawing no. CM383 EX 02 received 25/05/2026
- Proposed Elevations - drawing no. CM383 PL 02 received 25/05/2026

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.

- 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, all windows to the south-east facing side elevation at upper floor level(s) on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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.