

Officer Report

Case Reference: PL/2026/0455
Location: 13 TUDOR GROVE, MIDDLETON, MANCHESTER, M24 5AJ
Proposal: Two storey side extension and single storey rear extension including roof lights following demolition of existing conservatory
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the east of Tudor Grove in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof. A central gable forms the front elevation between the dwelling and its neighbour.

Tudor Grove is a largely homogenous street scene, dwellings are visually similar to the application dwelling and mock Tudor detailing is commonplace, including on the front elevation of the attached semi and immediate neighbours.

PROPOSAL

The application seeks planning permission for the demolition of the existing conservatory and the construction of a two-storey side extension and single storey rear extension including the addition of roof lights.

RELEVANT PLANNING HISTORY

None relevant.

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)

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: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a two-storey side extension and single storey rear extension. The proposed side extension would project approximately 3.8m from the northern flank of the dwelling and span the entire depth of the dwelling. The extension 'step in' towards the rear following the splay of the site boundary. Whilst this would appear somewhat irregular, it would largely be screened from view of the street scene and therefore on balance its impact on the character of the existing dwelling and surrounding street scene is mitigated to an acceptable degree.

The proposed side extension would extend to the front of the dwelling by approximately 0.8m and would have a gable to the front elevation. This is not considered to appear significantly incongruous or out of character given the relationship between the application dwelling and the attached semi. A central gable flanks the front elevation between the two dwellings which, by virtue of the application dwelling being set back slightly from its neighbour, extends slightly to the front elevation. The proposed extension would extend a similar amount and would therefore not appear significantly out of character.

The proposed rear extension would project approximately 3.4m from the rear elevation of the dwelling and have a mono-pitched roof. It is considered to appear appropriately subservient and in proportion to the existing dwelling and surrounding street scene.

Materials used to external finishes would be facing brick and uPVC to match the existing. These are considered acceptable on design terms.

Having regard to the above, the proposed development is considered to accord with Policies DM1, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the design provisions of the Housing SPD and the National Planning Policy Framework.

Residential amenity

Paragraph 135 of the NPPF requires that new development achieves a high standard of amenity for existing and future users. This is reflected locally through CS Policy DM1 which requires development proposals to ensure that 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 side extension is not considered to appear significantly overbearing or overshadowing for neighbouring dwellings. No. 11 is located immediately to the north of the dwelling, however, has only 1No. window to the side elevation at first floor. This window appears to serve a non-habitable room. As such, whilst there would be some impact on this window, it is not considered significantly detrimental to the amenity that No. 11 can reasonably expect to enjoy. Furthermore, there is a hardstanding drive between the two dwellings which would be retained and would provide some spatial relief for No. 11.

1No. window is proposed at first floor which would directly face the side elevation and window of No. 11. This is indicated to be obscurely glazed and serving a bathroom/toilet. In the interest of protecting the amenity of No. 11, it is considered prudent to secure this via condition.

Paragraph 5.6 of the Housing SPD states that a single storey rear extension should project a maximum of 3m from the rear elevation of a semi-detached dwelling to avoid appearing overbearing or restricting the amount of light received into neighbouring dwellings. Where an extension is offset from the common boundary, this distance can be increased proportionally to the offset so long as it does not

intrude into a 45-degree visibility zone when measured at a point 3m along the common boundary.

The proposed extension would extend approximately 3.4m along the common boundary with No. 15 being offset some 0.15m from the common boundary. The proposed extension therefore breaches the SPD guidance by approximately 0.25m. This is a marginal breach which is not considered significantly detrimental to the amenity that No. 15 can reasonably expect to enjoy, especially given they are located to the south of the application site; No. 15 would receive sunlight through the majority of the day and therefore the impact on light is not considered significantly detrimental. Whilst the extension would intrude into the 45-degree visibility zone, this intrusion would be marginal.

The relationship between the rear elevations of the application site and No. 11 to the north are slightly irregular given that No. 11 splays towards the application site towards the rear by virtue of siting; this splay is marginal, however, and approximately 2.95m is retained between No. 11 and the common boundary (with a further 0.65m between the extension and the common boundary at the closest point and 1.35m at the furthest point). It is therefore considered that sufficient separation distance would be retained between the proposed extension and the rear elevation of No. 11 that the development would not appear significantly overbearing or overshadowing for No. 11.

Having regard to the above, the proposed developments are not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy. The developments are therefore considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, and the relevant provisions of the Housing SPD and the NPPF.

Highways and parking

The application property would retain two off-street parking spaces and would have no unacceptable impacts upon 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

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

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) (4)

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason – To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- DWG No. 26(10)_010 (Site Location Plan)
- DWG No. 26(10)_210 (Proposed Front Elevation)
- DWG No. 26(10)_213 (Proposed Internal Side Elevation)
- DWG No. 26(10)_211 (Proposed Side Elevation)
- DWG No. 26(10)_202 (Proposed Roof Plan)
- DWG No. 26(10)_201 (Proposed First Floor Plan)
- DWG No. 26(10)_020 (Proposed Site Plan)
- DWG No. 26(10)_200 (Proposed Ground Floor Plan)
- DWG No. 26(10)_212 (Proposed Rear Elevation)

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 Unitary 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, or any Order revoking or re-enacting that Order (with or without modification), the first floor window hereby approved in the northern elevation of the two-storey extension facing No. 11 Tudor Grove shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass Scale (or equivalent) and be non-opening unless the part which can be opened is 1.7m above internal floor level.

The window shall thereafter be retained as such for the lifetime of the development and shall not be altered or replaced with clear glazing without prior written approval of the Local Planning Authority.

Reason – To safeguard the privacy and residential amenity of the occupiers of No. 11 Tudor Grove, in accordance with Policy DM1 of the adopted Rochdale Core Strategy 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.