



Officer Report

Case Reference: PL/2026/0505
Location: 5 CROMPTON AVENUE, ROCHDALE, OL16 4PB
Proposal: Single storey side/rear wrap-around extension
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE DESCRIPTION

The application relates to 5 Crompton Avenue, a two storey demi-detached property on the junction with Crompton Avenue and Cleveleys Avenue.

PROPOSAL

Permission is sought for a single storey side and rear extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

24/00625/HOUS - Two-storey side, single-storey rear extension following demolition of existing single-storey rear extension - Approve subject to conditions

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: Sent 11/06/2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

None applicable or received

ASSESSMENT

Design, character and appearance

Paragraph 131 of the NPPF (henceforth, the Framework) states that the fundamental aim of the planning system is the creation of high quality, sustainable places. Paragraph 135 adds that new development should be visually attractive as a result of good architecture, layout, and appropriate and effective landscaping.

At Paragraph 139, the Framework makes clear that development which is not good design, should be refused – especially where this fails to raise the standard of design more generally in the area.

Policy JP-P1 of PfE states that new development should be distinctive, with a clear identity that “respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale, and materials used”

Policy DM1 and P3 of the Council’s adopted Core Strategy states that development proposal should be “of high-quality design and take the opportunity to enhance the quality of the area” and to “enhance the borough’s identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials...”

The streetscene is relatively uniform with some alterations to the properties present. The corner plot is relatively undisturbed and a verdant hedge screens much of the front and side elevations from public view.

The application seeks permission for a single storey side and rear extension which would wrap around onto the existing rear extension. The single storey side extension would measure 2.6m in width and 2.6m to eaves height. The extension would have a hipped roof to match the host dwelling. The single storey rear extension would project 2.6m from the rear elevation of the main dwelling sited 6.5m away from the shared boundary, in compliance with the guidance contained within the Residential Guidance SPD. The proposed extension is designed to assimilate well with the streetscene and will read as a subordinate addition and would not compete with the host dwelling. Subject to a condition securing matching materials, 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. The proposed rear extension would have a 4.8m distance to the rear boundary which is shared with the side boundary of the nearest property on Cleveleys Avenue. Given the proposal is single storey only, it is not considered the proposal would cause any undue overlooking.

In regards to the projection of the rear extension, it is in compliance with the guidance contained within the Council's Residential Guidance SPD. It is not considered the proposal would cause any undue overbearing or overshadowing impact on any neighbouring property. 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. 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 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.

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 This permission relates to the following plans:

- Existing and Proposed Layout
- Proposed Layout
- Application Form

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy, the 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 4 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.

