

## Officer Report

**Case Reference:** PL/2026/0510  
**Location:** 69 MAINWAY, MIDDLETON, MANCHESTER, M24 1LL  
**Proposal:** Hip to gable roof with dormer extension including raising ridge height on side extension, pitch roof over rear extension, rear canopy and partial re-bricking of existing conservatory, insertion of rooflights, application of render and alteration the fenestration to all elevations  
**Recommendation:** Approve with Conditions  
**Officer:** Luke Rigby

### SITE

The application site consists of a two-storey detached residential dwelling located to the North of Mainway in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a hipped roof. An existing conservatory is found to the rear elevation and a single storey side extension.

### PROPOSAL

The application seeks planning permission for the construction of a hip-to-gable loft conversion with dormer extension including raising ridge height on side extension, pitch roof over rear extension, rear canopy and partial re-bricking of existing conservatory, insertion of rooflights, application of render and alteration the fenestration to all elevations.

### RELEVANT PLANNING HISTORY

PL/2026/0322 – Application for a certificate of lawfulness for proposed hipped to gable roof extension with rear dormer loft conversion. Permitted Development

### 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**

Paragraphs 131 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 goes on to state that planning policies and decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

The application proposes the construction of a hip-to-gable loft conversion and dormer extension to the rear roof slope of the dwelling. These elements of the proposal were assessed under a previous application (PL/2026/0322) and it was confirmed that the elements would be permitted development. Therefore, even if

harm is identified, there is a compelling material consideration that would outweigh any such harm and it is considered acceptable in design terms.

The application also proposes removal of 2No. windows to the side elevation of the dwelling and raising of the ridge of the single storey side extension slightly. This is considered acceptable on design terms and would not appear significantly incongruous or out of character to warrant refusal in this instance given the varied character of the street scene.

It is proposed to partially rebrick the existing conservatory and install new windows. This is considered acceptable on design terms and would only be visible from the rear garden of the application site; its impact on the wider street scene would therefore be mitigated.

The extension to the roof of the conservatory along the rear elevation of the dwelling to form a covered canopy is considered acceptable. This would project approximately 2.45m from the rear elevation of the dwelling.

The addition of render to the dwelling is considered acceptable on design terms. The attached semi, No. 71 is rendered entirely in white whilst the application dwelling is not; the addition of render to the application dwelling would assist in balancing the semi-detached pair to some degree.

Having regard to the above, the proposed development is considered to accord with Policies DM1 and 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 Framework requires development to achieve a high standard of amenity for existing and future users. This is reflected in Policy DM1 of the Rochdale Core Strategy, which requires development proposals to avoid adverse impacts on neighbouring amenity through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed roof alterations are not considered to give rise to an unacceptable impact on the amenity of neighbouring dwellings.

It is acknowledged that the proposed dormer window would give rise to an increased sense of overlooking. The surrounding area is predominantly residential, however, and some degree of overlooking is to be expected. The degree arising as a result of the proposal is not considered significantly detrimental to the amenity of neighbouring dwellings.

Furthermore, it is acknowledged that degree arising would be materially identical to the fallback position established in PL/2026/0322; this is a material consideration that carries significant weight in the planning balance.

The proposed rebricking of the conservatory is not considered to result in a significantly detrimental impact on the amenity of neighbouring occupiers. Whilst it is acknowledged that the existing glazed structure appears more open and allows greater transmission of light than the proposed brick-built walls, the conservatory is of a modest scale and height and would not appear as an unduly dominant or overbearing feature when viewed from neighbouring properties. Accordingly, any reduction in openness or light is therefore not considered significant enough to justify refusal in this instance and to substantiate at any future appeal.

The proposed canopy feature to the rear elevation is not considered to give rise to any undue impacts on the amenity of neighbouring dwellings; it would have a minimal projection of approximately 2.45m which is well within the guidance contained within the SPD and would be open to the front elevation.

### **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. [AC1]

#### **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 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. 3577 - 02 Revision A (Proposed Floor Plans and Elevations)
- Location Plan
- Site Plan

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 be those specified on approved DWG No. 3577 - 02 (Revision A).

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.