

## Officer Report

**Case Reference:** PL/2026/0558  
**Location:** 23 THORNBUSH WAY, ROCHDALE, OL16 2YG  
**Proposal:** Two storey side, single storey rear and front porch extensions including roof lights  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

### SITE

The application relates to No. 23 Thornbush Way, a two-storey, semi-detached property located in a residential area in Belfield. The dwelling faces north onto the turning head of the cul-de-sac, adjoining to No. 21 to the east and adjacent to No. 25 to the north-west. The rear boundary of curtilage borders the rear gardens of properties on Croxton Avenue and New Field Close. The property currently benefits from off-road parking sited to the front of the dwelling, a detached garage and a large rear garden.

### PROPOSAL

Permission is sought for a part two-storey, part single-storey side and rear extension. The extension would project 3.01m from the existing side elevation and 4.33m from the existing rear elevation. It would be set back 0.89m from the existing front elevation at first floor level. It would also include a small extension to the existing front porch including a connecting canopy roof to the front of the proposed extension. The proposals would result in the loss of one off-road parking space.

### RELEVANT PLANNING AND ENFORCEMENT HISTORY

21/00835/HOUS: Two-storey side extension following demolition of existing detached garage. Refused.

### 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: 10.07.2026

## **ASSESSMENT**

### **Design, character and appearance**

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. On balance, 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.

The proposed extension would comply with the SPD projection limits for both single- and two-storey extensions when measured along the shared boundary with the

adjoining property, owing to the existing extension at the rear of No. 21. Whilst the extension would marginally exceed the SPD limits in relation to No. 25, it is not considered that the proposal would result in undue harm to the living conditions of the occupants of this property. This is because the application property is sited at an angle which skews away from No. 25, thereby reducing any visual or overbearing impact.

It is also noted that there is a first-floor window in the side elevation of No. 25. However, a site visit confirmed that this is an obscurely glazed bathroom window. On this basis, no concerns are raised regarding the impact of the proposed extension on this window.

The Residential Development SPD sets out minimum separation distances that should be applied to all new residential development and proposals affecting existing residential properties. These standards are:

- *21m between directly facing principal windows serving habitable rooms at upper-floor level, and 10.5m between a principal upper-floor habitable room window and a directly facing curtilage boundary;*
- *14m between a principal window and a directly facing two-storey elevation that does not contain a principal window serving a habitable room; and*
- *10m between a principal window and a directly facing single-storey elevation that does not contain a principal window serving a habitable room.*

The SPD advises that where these separation distances cannot be achieved, proposals should nevertheless be "compatible with the density and character of surrounding development".

The proposed development would broadly comply with the above separation distances, with the exception of No. 12 New Field Close. This property backs onto the rear garden of the application site and was significantly extended following a grant of planning permission in 2013 (ref. 13/01049/HOUS).

Based on the approved plans and observations made during the site visit, it has been ascertained that the first floor comprises two-bedroom windows and one bathroom window, whilst at ground-floor level there is a kitchen window, a door containing an obscurely glazed panel, and an obscurely glazed window.

In respect of the ground-floor openings, no concerns are raised regarding the obscurely glazed window or door panel. Whilst the kitchen window would face towards the proposed extension, it would overlook the rear corner of the development and would retain a degree of open outlook in an easterly direction.

At first-floor level, the two-bedroom windows would face towards the proposed extension and would be situated between 13.42m and 14.25m from the proposed side elevation. Similar to the kitchen window, one of the bedroom windows would overlook the rear corner of the extension, limiting any potential overbearing impact. The second bedroom window would only marginally fall short of the SPD's 14m separation requirement, however relative to the upper floor bedroom, the full two-storey scale of the development would not be experienced.

Furthermore, the approved plans for the extension at No. 12 indicate that this bedroom extends from the front to the rear of the property, benefitting from a dual aspect. Even if the internal layout has subsequently changed and is no longer as originally approved, it is not considered that the minor shortfall in separation distance would be sufficient to justify refusal of the application.

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**

Whilst the loss of one off-street parking space is acknowledged and is not ideal, it is not considered that this would result in unacceptable harm to highway or pedestrian safety. The application site is located within a quiet cul-de-sac with relatively low traffic volumes, and sufficient parking provision would remain available within the locality. As such, the proposal is not considered likely to give rise to significant on-street parking pressures or any consequential highway safety concerns 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**

N/A

### **SUMMARY OF CONSULTATION RESPONSES**

N/A

### **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 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 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- Site Location Plan
- Existing Details. Dwg no. 26.3789.1
- Scheme 1 - Proposed Details. Dwg no. 26.3789.SC1.1E
- Existing & Proposed Block Plans. Dwg no. 26.3789.2

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, the window to the side elevation facing west at an upper floor level 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.