

Officer Report

Case Reference: PL/2026/0548
Location: 80 LITTLE CLEGG ROAD, LITTLEBOROUGH, OL15 0EF
Proposal: Front dormer extension
Recommendation: Refuse
Officer: Bob Melling

SITE

The application site is a back-to-back terraced property dating from the second half of the nineteenth century and first depicted on the 1890s OS map. The terrace is built in local sandstone with stone detailing around windows and doors. The houses have slate roofs and chimneys survive to some properties. As back-to-back properties, they were likely built to house workers in the nearby mills. The terrace has not been identified as a non-designated heritage asset but does make a positive contribution to the setting of both the Rochdale Canal and Little Clegg Fold.

To the east of the terrace lies the historic Little Clegg Fold and Hall, which are recorded on the Greater Manchester Historic Environment Record (HER). The HER advises that Little Clegg Hall was present in the reign of Elizabeth I. Little Clegg is depicted on the Yates Map of 1786, but the Hall is not shown, nor is it depicted on the first edition OS map. It is not clear when it was demolished.

Some of the historic buildings within the Fold survive, including farm buildings and houses which, based on their windows, appear to have been used for handloom weaving. The Fold is now largely surrounded by later development and while the buildings are still legible, its historic rural surrounds are less evident.

To the west of the terrace lies the Rochdale Canal. The Canal, and its associated structures and buildings, has been identified as a key heritage asset within the borough.

The site is located in the Defined Urban Area and there is Green Belt land across the highway to the south.

PROPOSAL

Permission is sought for a box dormer window on the front elevation facing south towards Clegg Hall Road. The proposed dormer window would extend across most of the width of the roof slope. It would be clad in zinc with timber effect vertical cladding around the windows.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

N/A

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

JP-S1 Sustainable Development

JP-P1 Sustainable Places

JP-P2 Heritage

Adopted Rochdale Core Strategy (CS):

DM1 General development requirements

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

T2 Improving accessibility

Appendix 5 Schedule of parking standards

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (SPD) (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 09.07.2026

Weekly List: 20.07.2026

Earliest Decision Date: 21.07.2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

One representation has been received raising concerns regarding party wall matters, future maintenance access and the potential impact of the proposal on the ability to undertake similar development in the future. A request has also been made that any approval be subject to a condition requiring the dormer to maintain a specified separation distance from the shared boundary. These matters have been noted; however, issues relating to party walls, property rights, maintenance access and future development potential are largely private civil matters.

SUMMARY OF CONSULTATION RESPONSES

N/A

ASSESSMENT

Impact on Character and Heritage

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Core Strategy Policy P2 seeks to conserve and enhance the quality, character and distinctiveness of the Borough's built and historic environment. Policy P3 requires development to achieve a high standard of design that responds positively to local character and reinforces local distinctiveness.

At the strategic level, Places for Everyone Policy JP-P1 requires development to respond positively to local character, landscape, townscape and identity, whilst Policy JP-P2 seeks to conserve and, where appropriate, enhance the historic environment and its significance.

The National Planning Policy Framework (NPPF) places great importance on good design and the creation of attractive places. Paragraph 135 states that planning decisions should ensure developments add to the overall quality of an area, are visually attractive as a result of good architecture, layout and appropriate landscaping, and are sympathetic to local character and history. Paragraph 216 of the NPPF confirms that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining an application.

The application property forms part of a late nineteenth century terrace of back-to-back dwellings constructed in local sandstone with slate roofs. The terrace displays a simple and consistent architectural form, characterised by a mostly uniform roofscape, traditional materials and surviving chimney stacks. These features contribute positively to the character and appearance of Little Clegg Road and the wider historic environment.

The proposal seeks to construct a flat-roof dormer extension across a substantial proportion of the front roof slope. The Council's adopted Guidelines and Standards

for Residential Development SPD (2016) advises that dormer windows to front roof slopes will not normally be permitted.

The terrace also forms part of a wider historic environment that includes the Little Clegg Village Core and the site of Little Clegg Hall, both identified as Non-Designated Heritage Assets, together with the Rochdale Canal corridor. Whilst the application site is physically separated from these assets and any impact upon their setting is limited by distance and intervening development, views of both the terrace and the historic buildings associated with Little Clegg are possible from Clegg Hall Road. The terrace therefore contributes to the appreciation of the area's historic development and settlement pattern.

In this context, the simple and consistent roofscape of the terrace forms an important component of the local townscape and historic character of Little Clegg Road. By virtue of its siting on the principal elevation, width, box-like form and contemporary appearance, the proposed dormer would appear as a dominant and incongruous addition which would fail to relate positively to the traditional proportions and roof form of the host dwelling. The proposal would disrupt the continuity and rhythm of the terrace roofscape and erode the architectural coherence that is characteristic of this historic form of workers' housing.

Whilst examples of front dormers exist elsewhere along Little Clegg Road, including nearby properties, these are not considered to establish a positive precedent. Rather, they demonstrate how such additions can detract from the architectural integrity of the terrace and undermine the simple, repetitive roofscape that contributes positively to the character of the area.

Although any impact upon nearby non-designated heritage assets is considered to be limited, the proposal would nevertheless fail to preserve or enhance the wider historic environment and would diminish the positive contribution made by the terrace to the character and appearance of Little Clegg Road. As such, the proposal is considered to result in unacceptable harm to the character and appearance of the host dwelling, the terrace and the wider street scene, contrary to Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone, the design objectives of the NPPF, and the Council's adopted Guidelines and Standards for Residential Development SPD.

Impact on Residential Amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. 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 the Development Plan.

Impact on Highway Safety and Parking

The proposal comprises a roof extension and loft conversion to an existing dwelling and would not alter the established access arrangements serving the property. No changes are proposed to the highway network, parking provision or means of access.

Given the scale and nature of the development, it is not considered that the proposal would have any adverse implications for highway safety, traffic generation or parking demand that would warrant the refusal of planning permission.

Accordingly, no objections are raised on highway safety grounds.

Conclusion

The proposed front dormer would provide additional living accommodation within the roof space and would not result in any unacceptable impacts on residential amenity or highway safety. However, by reason of its prominent siting on the principal elevation, substantial width, flat-roof form and contemporary appearance, the dormer would appear as an incongruous and visually intrusive addition that would fail to respect the established character and appearance of the host dwelling and the wider terrace.

The application property forms part of a cohesive row of late nineteenth century back-to-back terraced dwellings, the simple and consistent roofscape of which contributes positively to the character of Little Clegg Road and the wider historic environment. The proposal would disrupt this uniform roofscape and erode the architectural coherence of the terrace. Whilst nearby non-designated heritage assets have been taken into account in the assessment, the main concern relates to the adverse impact of the development on the character and appearance of the host dwelling, the terrace and the wider street scene.

Accordingly, the proposal is considered contrary to Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone, the design objectives of the National Planning Policy Framework, and the Council's adopted Guidelines and Standards for Residential Development SPD. Planning permission should therefore be refused.

PROCEDURAL STATEMENT

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: Refuse

Refusal(s) (1)

- 1 The proposed front dormer extension, by reason of its siting on the principal elevation, scale, width, flat-roof form and appearance, would result in a visually prominent, incongruous and intrusive addition that would fail to respect the character, proportions and architectural form of the host dwelling. The development would disrupt the simple and uniform roofscape of the late nineteenth-century terraced row and erode the architectural cohesion which makes a positive contribution to the character and appearance of Little Clegg Road and the wider historic townscape. As a result, the proposal would appear harmful within the street scene and would fail to respond positively to the established character, identity and visual quality of the area. The proposal is therefore contrary to Policies DM1, P2 and P3 of the Rochdale Core Strategy, Policies JP-P1 and JP-P2 of Places for Everyone, the design objectives of the National Planning Policy Framework, and the Council's adopted Guidelines and Standards for Residential Development SPD.
- 1 The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable, and it was therefore not possible to approve the application.