

Officer Report

Case Reference: PL/2026/0297
Location: 2 KAGE CLOSE, NEWBOLD, ROCHDALE, OL16 5AQ
Proposal: Single-storey side extension with conversion of garage and alteration to fenestration
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The site relates to 2 Kage Close, Newbold. The close is formed of two new build detached dwellinghouses on a former brownfield site, which were approved in 2012. The site is within the Defined Urban Area and there are no nearby heritage assets, conservation areas or listed buildings. The area is residential in character and is located approximately 32m as the crow flies from A664 Rochdale Bypass/Kingsway.

PROPOSAL

Planning permission is sought for the erection of a single storey side extension which would extend beyond the original side elevation of the dwellinghouse and adjoin the existing single storey detached garage with the main building. The extended space would extend the length of the hallway and convert the existing garage into a playroom.

The space created would have a flat roof with a height to match the existing flat roof element of the property and the eaves of the detached garage would be increased slightly to accommodate the adjoining element.

A window would be inserted in place of the garage door and the wall bricked up to cill height of approximately 900mm. A glazed door would be inserted on the side elevation of the detached garage.

RELEVANT PLANNING HISTORY

12/55595/FUL - Erection of 2 detached dwellings - Granted 30/08/2012

15/00594/DOC - Submission of details to comply with 3, 4, 5, 8 and 9 of planning permission
12/55595/FUL - Request completed 16/10/2015

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: Letters of notification were sent to neighbours on 08/04. No responses were received.

SUMMARY OF CONSULTATION RESPONSES

None received

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.

The proposed side extension will project 1.5m from the side elevation of the main house and will measure 5.6m in depth. The side extension will have a flat roof to match the existing flat roof element at the rear of the main dwellinghouse. The flat roof will meet the converted garage and adjoin the main house to the converted detached garage. Due to the lower eaves height of the garage, this results in an awkward arrangement raising the eaves height adjacent to the front elevation of the garage. Given the 10m set back of this element of the proposals from the highway, it is not considered this small element of the proposals would represent an incongruous addition, nor would it detrimentally impact visual amenity of the streetscene. The conversion of the garage, involving the removal of the garage door and insertion of windows at the front and side elevations, is considered acceptable. 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. 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.

The side extension would not cause any harm over and above the existing property. The height of the flat roof would match existing flat roof elements on the property, which is considered acceptable. The conversion of the garage would not result in any detrimental impact to neighbouring properties. It is not considered the introduction of glazing at the front and side of the garage would cause any unacceptable privacy impact upon neighbouring properties.

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, even in the absence of the garage, 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.

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 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
- Proposed Ground Floor Plan - 25.3683.SC2.1A
- Proposed Elevations - 25.3683.SC2.2A
- Existing and Proposed Block Plans - 25.3683.3
- Application form

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.

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.