

Officer Report

Case Reference: PL/2026/0501
Location: 13 HEYWOOD HALL ROAD, HEYWOOD, OL10 4UU
Proposal: Part two storey, part single storey rear extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 13 Heywood Hall Road, this is a three-storey terraced dwelling with no off-street parking. The dwelling fronts the highway and is in a residential area.

The site is located within the Defined Urban Area.

Proposal

The application seeks permission for a part two storey part single storey extension; this will provide additional living space on the ground floor and extend an existing bedroom.

Relevant Planning History

N/A

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)

Consultation Responses

N/A

Representations

Letters of notification have been sent out to surrounding occupiers, no comments have been received.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

The proposed development will have a flat roof; this will be similar to the neighbouring dwelling and will not be seen from the highway. The development is considered to be of an appropriate scale and is not considered to have a negative impact on the highway. The proposed materials are to be similar to the host dwelling and are considered acceptable.

Having regard to the above, the proposed extensions are not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy. The proposal is therefore considered to accord with Policy DM1 of the Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Residential Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties.

Rochdale's Guidelines and Standards for Residential Development set out guidance for first floor rear extensions in paragraph 5.9, 'Planning permission will not normally be granted for two storey or first floor extensions to detached, semi-detached or terraced dwellings that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjoining or adjacent dwelling' The proposed first floor extension will project 3m from the rear elevation, this does not comply with the SPD. However, the neighbouring dwelling at first floor level has a smaller window and this is assumed to be a bathroom window. A bathroom is not considered to be a habitable room and as a result the proposed development will have a negative impact on the outlook of the neighbouring dwelling. Furthermore, the adjacent properties both have projections to at least the ground floor, and the projection which exceeds the SPD does only relate to the first-floor window where the scale and massing of the extension is comparable to a single storey development. On balance therefore, it is not considered to be a substantial structure and will not have an overbearing presence

The ground floor rear extension will project 1.7m from the rear elevation, this complies with the SPD and will not have a negative impact on neighbour amenity.

The extended bedroom will have sufficient light and outlook while not overlooking any neighbouring properties.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

There will be no impact on the existing parking layout or highway network.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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
- Existing and Proposed Block Plans 26.3799.3
- Proposed Floor Plans 26.3799.SV1.1
- Proposed Elevations 26.3799.SC1.2A

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.