

Officer Report

Case Reference: PL/2026/0589
Location: 7 HIGHFIELD ROAD, ROCHDALE, OL11 5RZ
Proposal: FIRST FLOOR EXTENSION AND ROOF ALTERATIONS
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a detached dormer bungalow located to the south of Highfield Road in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof.

A flat roof dormer is found to the front elevation. Highfield Road is a street scene of varying character; dwellings are predominantly dormer bungalows, however there are several two-storey dwellings within the street scene.

PROPOSAL

The application seeks planning permission for the construction of a first floor to the dwelling and alterations to the roof to form a two-storey dwelling.

RELEVANT PLANNING HISTORY

None recorded.

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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

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 first floor to the dwelling and alterations to the pitch and eaves of the roof, thereby turning the dwelling into a two-storey dwelling. It is also proposed to form a protruding gable to the front elevation.

Whilst it is acknowledged that the dwellings along Highfield Road are predominantly dormer bungalows of similar visual character to the application dwelling, there are several two-storey dwellings in the immediate site context. Whilst the proposal would therefore result in a dwelling which looks materially different than the existing, it is not considered to appear significantly incongruous or out of character, and its location at the head of the cul-de-sac would reduce its visual impact on the wider street scene to some degree.

The formation of the projecting gable to the front elevation would add some depth to the front elevation and are therefore considered to positively contribute to the visual character of the street scene.

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 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 development would see an increase of the eaves of the dwelling to the front elevation from approximately 2.6m to 5.45m; the overall height and ridge of the dwelling would remain the same.

No. 6 is a two-storey dwelling located to the west of the application site. It has 2No. windows to the eastern flank of the dwelling, 1No. window at first floor which is obscurely glazed, and 1No. window at ground floor. There would be some marginal impact on both of these windows, however the first floor window is obscurely glazed and therefore the impact on this window is considered acceptable.

In relation to the ground floor window, the impact on this window would be greater, but this is offset to an acceptable degree by the siting of No. 6 in relation to the application dwelling. No. 6 is set forward in its plot and therefore this window would still enjoy unobstructed outlook.

No. 5 is a dormer bungalow of similar size to the application dwelling and is sited to the east of the application site. During the site visit it was observed that No. 5 has 2No. windows to the side elevation at first floor and 2No. windows at ground floor.

At first floor, 1No. of these windows (which is sited towards the front of the side elevation), is obscurely glazed. The impact the development would have on this window would therefore not be significantly detrimental. The other window, whilst not obscurely glazed, is sited towards the rear of the side elevation and therefore the impact on this window would not be as severe.

Similarly, 1No. of the windows at ground floor is obscurely glazed. The other is a smaller than average window but it sited further forward in the side elevation and is therefore likely to still receive sufficient light following the development.

Having regard to the above, the proposed development is not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy.

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.

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) (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 This permission relates to the following plans and documents: -

Location Plan

DWG No. 26.3777.SC1.1 (Proposed Floor Plans)

DWG No. 26.3777.SC1.2 (Proposed Elevations)

DWG No. 26.3777.3 (Existing and Proposed Site Plans)

and the development shall be carried out in accordance with these hereby approved.

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 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.