

Officer Report

Case Reference: PL/2026/0578
Location: 3 SEVEN ACRES LANE, ROCHDALE, OL12 7RL
Proposal: Single storey side extension following demolition of existing garage
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 3 Seven Acres Lane, Rochdale. This is a two-storey semi-detached dwelling benefiting from off street parking and a rear amenity space.

The site is located within the Defined Urban Area

Proposal

The application seeks permission for a single storey rear extension following the demolition of the existing garage.

The proposed development will provide an additional bedroom and lounge and an extended kitchen.

Relevant Planning Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)

JP-S1 Sustainable Development

Local

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).

Site History

N/A

Consultation Responses

N/A

Representations

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

Analysis

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable.

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 single storey side extension has a hipped roof fronting the highway, the rest of the extension will have a flat roof. This is considered acceptable as the street scene will not be impacted. The proposed development is considered to be of an appropriate scale and will be in keeping with the host dwelling. The proposed materials will match the host dwelling and are considered acceptable.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact On Surrounding Occupiers

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 single storey rear extensions in paragraph 5.6, 'The following maximum standard will apply for single storey extensions: For detached properties, a point 4 metres along the common boundary measured from the rear

elevation of the adjoining or adjacent dwelling' The extension will project 7.9m from the rear elevation of the neighbour, this does not comply with the SPD however, along the boundary of the neighbouring property there is a garage that is 6.3m long, this will mitigate the impact of the proposed development on the neighbour. The rear elevation will be in line with the rear elevation of the garage, and this is considered acceptable as it will mitigate the impact.

The proposed development will not overlook 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:

- Location Plan
- Existing and Proposed Block Plans 26.3815.2C
- Proposed Floor Plan 26.318.SC1.1D
- Proposed Elevations 26.3815.SC1.2C

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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.