

Officer Report

Case Reference: PL/2026/0531
Location: 31 BURY OLD ROAD, HEYWOOD, OL10 3HU
Proposal: Single storey rear extension with side patio and rear outbuilding
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 31 Bury Old Road. This is a two storey semi-detached dwelling benefiting from off street parking. The site includes an area of hardstanding to the northeast elevation. Historically this hardstanding has made up part of the garden for the dwelling. The proposed development will provide an extended kitchen area.

Proposal

The application seeks permission for a single storey rear extension, side patio and an outbuilding to the rear of the site. The rear extension will open out to the patio and steps leading to the garden.

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

The NPPF sets out in chapter 14 DP1 - DP4 proposals should integrate with and enhance their surroundings, 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 rear extension will have a flat roof; this will have limited views from the highway and is not considered to have a negative impact on the street scene. The proposed development is considered to be of an appropriate scale and will be in keeping with the host dwelling. The extension will be finished in bricks to match the host dwelling; this is considered acceptable.

The proposed outbuilding will have a flat roof and be located at the bottom of the garden. This building will have a slightly pitched roof and is also considered an appropriate scale. The building will not be seen from the highway and is not considered to have a negative impact on the street scene.

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

The NPPF sets out in chapter 14 DP1 - DP4 high-quality environments should be secured for existing and future occupiers. 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; this is to ensure development will not have an overbearing impact on neighbours. The proposed development will comply with the SPD and is considered acceptable. Windows are proposed on the side elevation; they are not considered to have a negative impact on neighbours through overlooking.

The proposed outbuilding will not be an overbearing structure or overlook neighbours and is considered acceptable.

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

The NPPF promotes sustainable transport in chapter 15 TR6 sets out proposal should be refused if they would have severe adverse impact on the transport network or 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:

- Proposed Site, Block and Location Plan 1104-05
- Proposed Ground Floor Plan 1104-06
- Proposed Elevations 1104-08
- Summer House Plans and Elevations 1104-09
- Proposed Roof Plan 1104-07

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.