

Officer Report

Case Reference: PL/2026/0602
Location: 9 PLOVER CLOSE, ROCHDALE, OL11 5PU
Proposal: First floor rear extension, conversion of garage to habitable room including pitch roof over flat roof and alteration the fenestration
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the east of Plover Close in a predominantly residential area of Rochdale. The existing dwelling is constructed of cream render with two intersecting pitched roofs. An area of hardstanding for vehicular parking is found to the side elevation.

RELEVANT PLANNING HISTORY

05/D44759 – Two Storey Side Extension to Dwelling. Application Refused

05/D46202 – Two Storey Side Extension and Garage Extension to Dwellinghouse. Approve Subject to Conditions

04/D43731 – Two Storey Side Extension. Application Refused.

05/D45406 – Two Storey Rear Extension to Dwelling. Application Refused

PROPOSAL

The application seeks planning permission for the construction of a first floor rear extension, conversion of garage to habitable accommodation including new pitched roof to replace the flat roof, and alterations to fenestrations.

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

2No objections received which can be summarised as follows:

- The development would block out light to gardens and pathways along Norden Road.
- The development would create noise and privacy issues.
- The existing dwelling has already been extended previously and is overbearing as is.
- The development would impact on privacy of gardens along Norden Road and the community garden.
- The dwelling would be out of character with the other dwellings in the area.
- The existing dwellings construction is questionable
- Concerns over construction noise and time taken
- There would be limited space between the extension and the rear boundary for maintenance

Officer Note: the separation distance between the extension and the rear wall is, insofar as maintenance, not a material consideration for the determination of this application.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

Design, Character and Appearance

Policy DP1 of the National Planning Policy Framework states that development proposals should respond to their context so that they integrate with, and enhance their surroundings. Paragraph 2(g) of DP1 goes on to state that development proposals should create visually attractive, distinctive and characterful development to establish and maintain a strong sense of place and pride.

Locally, Policy DM1 of the adopted Rochdale Core Strategy requires development to be of high quality and to take the opportunity to enhance the quality of the area whilst Policy P2 states that development should enhance the Borough's identity and sense of place by respecting context where it is positive and having regard to scale, density, massing, height, and layout.

The application proposes the construction of a first floor rear extension with hipped roof. The proposed extension is considered to appear as a subservient and in proportion addition to the existing dwelling, and the hipped roof would assist in alleviating some of the bulk of the development. By virtue of its siting, it would not be readily visible from Plover Close, however it is acknowledged that it would be visible from the dwellings to the rear and adjoining alleyway.

The replacement of the flat roof over the garage with a pitched roof and conversion to habitable accommodation is considered acceptable on design terms. Whilst it is acknowledged that the garage is attached to the garage owned by No. 7 which would retain a flat roof, this is not considered significantly detrimental to the visual character of the street scene in this instance, and the pitched roof would be in keeping with the pitched roof of the existing dwelling. The removal of the garage door and replacement with 1No. window and partial rebricking is considered acceptable; Officers acknowledge that this could likely be done under Class A permitted development rights.

Materials would be a mixture of facing brickwork and render to match the existing. These are considered acceptable on design terms and should be secured by way of the standard materials condition.

Concerns have been raised regarding the construction method of the existing extensions. These are matters for Building Control to address and are not material considerations. Further comments have been raised regarding the visual character of the dwelling; it is not considered that the proposed extension would appear significantly incongruous within the street scene.

Having regard to this, 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 Housing SPD and the National Planning Policy Framework.

Residential amenity

Policy P3 of the National Planning Policy Framework states that development proposals should be appropriate to their location, taking into account the impact of the development on living conditions. It goes on to state that development proposals should not give rise to, or contribute to, unacceptable reductions of daylight/sunlight for neighbouring occupiers or give rise to unacceptable levels of noise pollution. 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.

Paragraph 4.1 of the Council's Housing SPD sets out the following requirements for separation distances:

- (i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage (Figure 2);
- (ii) 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room (Figure 3);
- (iii) 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room (Figure 4).

The application proposes 1No. window to the first floor directly facing the rear elevation of the dwellings to the south of the application site. This is indicated to be obscurely glazed, and Officers consider that this should be conditioned such in the interest of preventing overlooking the private amenity spaces of the dwellings to the rear. In this instance sufficient separation distance would be retained that the development would not appear overbearing or overshadowing.

The proposed development would provide approximately 13.67m from the rear of the extension to the habitable rear windows of the dwellings along Norden Road. Whilst this falls short of the 14m requirement in the SPD, it is a marginal shortfall which is not considered significantly detrimental to the amenity that these dwellings can reasonably expect to enjoy.

To the northern flank of the dwelling, 1No. window is proposed. This would retain in excess of 12m to the boundary in accordance with Paragraph 4.1(i) of the SPD. 4.1(i) states that 21m should be retained between an elevation containing a habitable window and a two-storey neighbouring elevation. 17.7m would be retained to the side of No. 136, however this does not appear to be a two-storey elevation and the proposal is therefore considered to comply in this respect.

1No. window is proposed to the southern elevation directly facing the dwellings along Plover Close and would retain approximately 15m separation distance. Whilst this would fall short of the SPD guidance, outlook from this window would be no greater than the existing windows to the side elevation of the dwelling. It is therefore not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably expect to enjoy,

Paragraph 5.9 of the SPD states that permission will not normally be granted for an extension intruding into a 30-degree visibility zone when drawn at 2.4m from the rear elevation of neighbouring dwellings. This guidance is not applicable in this instance owing to the orientation of the dwelling and siting in relation to neighbouring dwellings.

Concerns have been raised regarding loss of privacy to the dwellings to the rear as a result of the development. As discussed above, Officers consider that any window to the rear elevation is conditioned to be obscurely glazed which would alleviate any concerns of privacy loss.

Further concerns have been raised regarding noise. It is unclear whether this relates to construction noise – which is a temporary byproduct of development and generally transient – or relates to noise from the dwelling. It is not considered that the development would generate significant additional noise as a result of the development.

Concerns have been raised that the development would block light to pathways. This is not considered to be the case given the relative orientation of the dwelling in relation to such.

Similar comments have been raised regarding overlooking neighbouring dwellings by virtue of the bedroom windows. It is not considered, given the separation distances involved, that the proposed development would give rise to a sense of overlooking. In relation to the community garden, it is not clear what this representation relates to as there does not appear to be any community garden to which the development would overlook.

Having regard to the above, the proposed development is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy and paragraph 135 the National Planning Policy Framework.

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) (4)

- 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 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- Site Location Plan
- DWG No. 26.3830.SC1.2D (Proposed Elevations)
- DWG No. 26.3830.SC1.1B (Proposed Floor Plans)
- DWG No. 26.3830.3 (Existing and Proposed Block Plans)

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 or be those specified on the approved plans or application form.

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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking, or re-enacting that order (with or without modification), the first floor window to be installed in the eastern elevation of the development hereby approved shall be fitted with textured glass which obscuration level is no less than Level 3 of the Pilkington Glass Scale (or equivalent) and shall be of fixed opening unless the parts which can be opened are above 1.7m internal floor level. The window shall thereafter be retained as such for the lifetime of the development and shall not be modified to clear glazing without prior written consent of the Local Planning Authority.

Reason – In the interest of safeguarding the amenity of neighbouring dwellings and to prevent overlooking, in accordance with Policy DM1 of the adopted Rochdale Core Strategy and Paragraph 135 of 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.