

Officer Report

Case Reference: PL/2026/0604
Location: 25 PLOVER CLOSE, ROCHDALE, OL11 5PU
Proposal: Part two, part single-storey wrap-around extension including roof lights following demolition of attached garage
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located within a predominantly residential area of Bamford. The existing dwelling is constructed of yellow facing brick with a pitched roof.

The application site occupies a somewhat prominent location within the street scene being a corner dwelling. Its rear elevation is therefore readily visible from the adjoining dwellings along Plover Close and the highway.

RELEVANT PLANNING HISTORY

None relevant.

PROPOSAL

The application seeks planning permission for the construction of a part single, part two-storey wrap around extension.

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

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 too scale, density, massing, height, and layout.

The application proposes the construction of a part two-storey part single wrap around extension. The proposed two-storey element would project 3.523m from the side elevation of the dwelling and have a pitched roof to match the existing dwelling. The proposed extension would be set back at both ground and first floor and down from the ridge to increase subservience.

The proposed single storey extension would extend approximately 2.955m from the rear elevation of the dwelling and have a mono-pitched roof.

It is considered that the proposed extensions would appear as subservient and proportionate additions to the existing dwelling.

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.

The proposed extension is not considered to give rise to any unacceptable impacts on amenity of neighbouring dwellings. The dwelling is a corner dwelling, and the highway sits adjacent to the application site boundary, and the public footpath to the rear. The development would not give rise to any unacceptable sense of overlooking.

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

Highways and parking

Plover Close is an irregular street scene; whilst it is adopted and highways maintainable at public expense, it does not feature a public footpath and the curtilage of the dwellings sited on this section of the street scene extend right up to the highway.

There is some space to the front elevation of the dwelling which is capable of accommodating 1No. vehicle. The proposal would therefore fall short of the 2No. off-street parking spaces required under Appendix 5. Notwithstanding, this would be no different than the existing situation, as the dwelling already falls short of the requirements.

Policy TR6 of the Framework states that development proposals should be refused if they would have a severe adverse impact on the transport network, or an

unacceptable impact on highway safety taking into account any mitigation methods proposed.

The shortfall in this instance is not considered to give rise to severe adverse impacts on the transport network or any unacceptable impacts on highway safety.

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

- DWG No. A1/03 (Proposed Floor and Elevation Plans)
- DWG No. A1/04 (Proposed Roof Plans)
- DWG No. A1/05 (Location Plan)

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.