

Officer Report

Case Reference: PL/2026/0592
Location: 7 LOISINE CLOSE, ROCHDALE, OL11 3PF
Proposal: First floor side extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached dwelling located to the head of Loisine Close, a residential cul-de-sac in Rochdale. The existing dwelling is constructed of facing brick with a hipped roof.

Loisine Close is a street scene of eclectic character and dwellings are of varying sizes and design, as are the neighbouring streets. It is noted that No. 7 is a significantly larger dwelling than most along Loisine Close, however there are some dwellings along Chamber House Drive which are of similar, if not larger, size.

RELEVANT PLANNING HISTORY

24/00748/HOUS – Erection of a Conservatory to rear of dwelling. Approve Subject to Conditions

01/D39602 – First Floor Extension to Dwelling. Approve Subject to Conditions

00/D38035 – Single Storey Side Extension and Rear Conservatory Extension to Dwelling. Approve Subject to Conditions

PROPOSAL

The application seeks planning permission for the construction of a first-floor extension above the existing garage.

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 extension above the existing garage. The extension would have a hipped roof; a small gable is proposed to the front and rear of the development.

Whilst it is acknowledged that No. 7 is a materially larger dwelling than the neighbouring dwellings, and the proposed development would increase this disparity, it is not considered that the proposed development would look significantly incongruous or out of character; No. 7 occupies a sheltered position at the head of the cul-de-sac and given its orientation and siting, is not overly dominant despite its size. It is also noted that the dwelling is an 'L' shaped dwelling which would reduce the visual impact of the development overall.

The rear elevation of the proposed elevation is considered to appear visually poor and would not represent good design; this elevation could have benefited from further fenestrations or detailing to offset the harm caused by the otherwise blank elevation. However, it is acknowledged that this elevation is not readily visible to the street scene and therefore its overall impact on the materiality and character of the street scene would be limited. On balance, therefore it is considered acceptable on design terms.

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

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 impact on No. 6 the most given its siting. No. 6 has no windows to the front elevation of the dwelling which the development would impact on. Whilst there would be some impact on the rear garden area of No. 6, this impact is not considered significantly detrimental to the amenity that No. 6 can reasonably expect to enjoy and it is alleviated to some degree by the corner cut out which demonstrates compliance with the requirements of the SPD.

The proposed windows are not considered to give rise to a significant sense of overlooking. The window to the front would predominantly overlook Loisine Close, and the window to the rear would overlook the rear application site boundary.

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

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

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.

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

- DWG No. 26.3787.5A (Existing and Proposed Site Plans)
- Site Location Plan
- DWG No. 26.3787.4A (Proposed Elevations)
- DWG No. 26.3787.3A (Proposed Floor 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.

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.