

Officer Report

Case Reference: PL/2026/0507
Location: 258 Albert Royds Street, Rochdale, OL16 2UE
Proposal: Single-storey rear extension and insertion of door to the rear elevation
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The site relates to 258 Albert Royds Street. The application property is a semi-detached post war property. Albert Royds Street faces onto the Rochdale Bypass, set back 20m from the highway.

Hardstanding is located at the rear of the properties, accessible from Beswicke Royds Street. The property has an existing two storey side extension and single storey rear extension.

The property has an existing dormer window on the rear elevation, which is not captured on the proposed or existing elevation drawings.

PROPOSAL

Planning permission is sought for the erection of a single storey side/rear extension to adjoin onto the side of the existing single storey rear extension.

The extension would project 4m from the original rear wall of the property and would be 2.7m in width. The roof pitch height will be 3.5m and the eaves height is 2.5m. A kitchen window would be located on the rear elevation and the rear door into the property would be relocated from the side elevation of the existing extension to the rear elevation of the single storey extension.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

13/01091/HOUS - Two storey side and single storey rear extension to dwelling - Grant subject to conditions 03/12/2013

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF) (2026)

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: Sent 06/07/2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

None received

ASSESSMENT

Design, character and appearance

The proposed development is in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

The proposed extension would adjoin onto the existing single storey side extension on the property at a projection of 4m adjacent to the shared boundary with No 256. No 256 benefits from an existing single storey conservatory which projects 4m from the rear elevation of the property adjacent to the boundary. While the proposed extension would reduce the light received into this conservatory, it is not considered the degree of this impact to be detrimental to the amenity of the occupants of 256. The proposal is compliant with the guidance provided within Section 5 and illustrated within Figure 5 of the Council's SPD.

Sufficient garden space would be retained on the property, compliant with guidance within the SPD, and it is not considered this would be impeded due to the cumulative impact of the extensions.

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity.

It is noted that all habitable rooms within the application property would continue to receive an adequate amount of natural light and that a sufficient garden space would be retained.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

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. [AC1]

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 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

- Proposed Elevations, Floor Plan and Site Plan. Ref: 2432/2

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.