

Officer Report

Case Reference: PL/2026/0541
Location: 185 Croxton Avenue, Rochdale, OL16 2YR
Proposal: Single-storey rear and first floor side extension
Recommendation: Approve with Conditions
Officer: Bob Melling

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

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) 2024:

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: 20.08.2026

Weekly List: 31.08.2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

Neighbour notification letters were sent to surrounding properties and two representations were received, comprising one letter of support/no objection and one letter of objection.

The representations raised concerns regarding:

- Construction traffic, contractor parking, deliveries, skips and storage of materials during the construction phase.
- Potential impacts on neighbouring residential amenity, including overlooking, loss of privacy, loss of outlook, reduction in daylight and sunlight, and increased enclosure.
- The scale and proximity of the proposed extensions in relation to neighbouring properties.
- Potential impacts on access and visibility in the vicinity of neighbouring driveways.
- Potential impacts on the value and marketability of a neighbouring property.

Officer Response

The comments received have been taken into account in the assessment of the application. Material planning considerations relating to the impact of the development on neighbouring residential amenity, including privacy, outlook, daylight, sunlight and visual impact, are considered in the main body of this report.

Following consideration of the proposal and the issues raised through the consultation process, amendments have been secured to the scheme to mitigate potential impacts on neighbouring properties. The final submitted plans are those assessed within this report.

Concerns relating to construction activities are noted, although such matters are temporary in nature and would be managed during the construction phase. Matters relating to property values and marketability are not material planning considerations and therefore carry no weight in the determination of the application.

SUMMARY OF CONSULTATION RESPONSES

N/A

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

It is important to note that the rear elevations of the application property and No. 81 skew towards each other by approximately 45 degrees. Furthermore, the application property is situated at a significantly higher ground level than No. 81, resulting in an unusual relationship that requires careful consideration.

As originally submitted, concerns were raised regarding the scale of the proposed first-floor side extension and its relationship with No. 81. Following discussions with the applicant, amendments were secured to reduce the scale of the first-floor side extension and remove the rear-facing first floor window. It is considered that these amendments have significantly reduced the extent of the development and satisfactorily mitigated the potential for an overbearing and overlooking impacts on the neighbouring property.

The proposed single-storey rear extension would project 3m beyond the rear elevation of the host dwelling and would therefore comply with the projection limits set out within the Council's Residential Development SPD in relation to No. 183 Croxton Avenue. Furthermore, the roof design has been amended so that it now pitches away from No. 81, reducing its perceived bulk and its impact on the adjoining property.

In assessing the impact on privacy, it is noted that there are no windows within the side elevation of No. 81 facing the application site. In addition, the originally proposed first-floor rear-facing bedroom window has been removed from the scheme. As amended, the proposal would not introduce any new first-floor windows that would result in overlooking towards neighbouring properties. The development is therefore not considered to give rise to unacceptable overlooking or loss of privacy.

Although the proposed rear extension would have a greater presence than the existing conservatory, primarily due to its increased width and more permanent form of construction, it is not considered that the scale, massing and design of the extension would result in an unacceptable loss of outlook, daylight or sunlight to neighbouring occupiers, having regard to the existing relationship between the properties and the amendments secured during the application process.

Whilst concerns have been raised regarding impacts on the neighbouring driveway, the planning assessment focuses principally on the effect of the development on the living conditions of neighbouring occupiers. In this regard, the proposal is not considered to result in an unacceptable impact upon 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 sufficient private amenity space would be retained.

On balance, it is considered that the proposed development would have an acceptable impact upon the amenity of both the occupiers of the application property and 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.

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 Floor and Site Plans. Dwg no. 2443/2. Received on 19/08/2026
- Proposed Elevations. Dwg no. 2443/3. Received on 19/08/2026

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 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.

