

Officer Report

Case Reference: PL/2026/0636
Location: 40 BEAL CRESCENT, ROCHDALE, OL16 2TL
Proposal: Application to vary condition 2 (Plans) of planning permission PL/2026/0020 to alter the flat roof of the single storey part of the side/rear extension to a pitched roof
Recommendation: Approve
Officer: Rosalind Gralton

SITE DESCRIPTION

The application relates to 40 Beal Crescent, a semi detached two storey residential property in the Belfield area of Rochdale.

PROPOSAL

Permission is sought to vary the previous permission PL/2026/0020 for a single and two storey side extension and first floor rear extension, to amend the elements of proposed flat roof to a hipped roof.

HISTORY

PL/2026/0020 - Single and two storey side extension and first floor rear extension - Grant subject to conditions

25/00362/HH42 - Prior approval for a proposed single storey rear extension measuring 6m from the original dwelling (with a maximum height of 2.90m and height to eaves to 2.90m) - Prior Approval Not Required

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: Letters sent 30/07/2026

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

ASSESSMENT

Design, character and appearance

The proposed development as amended remains in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. The increase in massing due to the hipped roof would have a minor, negligible impact on the overall design of the dwelling.

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

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.

The amended roof would increase the massing of the extensions slightly, however it is considered given the proposed ridge height and pitch height of the roof, the impact would not be considered unacceptable and would still comply with guidance contained within the SPD.

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 the amendments are acceptable. The amended condition shall read as follows:

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

-Application form

-Sheet 2 - received 12/08/2026

-Site 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 Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Recommendation: Approve

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:

- Application form
- Sheet 2 - received 12/08/2026
- Site 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 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.