

Officer Report

Case Reference: PL/2026/0566
Location: 43 BRANDLEHOW DRIVE, MIDDLETON, MANCHESTER,
M24 4QY
Proposal: Two storey side and single storey rear extension
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey semi-detached residential dwelling located to the northwest of Brandlehow Drive in a predominantly residential area of Middleton. The existing dwelling is constructed of facing brick with a pitched roof.

RELEVANT PLANNING HISTORY

None relevant.

PROPOSAL

The application seeks planning permission for the construction of a two-storey side extension and single storey rear 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 two-storey side extension and single storey rear extension. The proposed extensions are considered to appear as subservient and in proportion addition to the existing dwelling and surrounding street scene.

It is not considered that the proposed extensions would appear significantly incongruous or out of character.

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.

Paragraph 5.6 of the SPD states that a single storey rear extension should not project more than 3m from the rear elevation of the neighbouring dwelling when measured along the common boundary. Where the extension is offset from the boundary, this distance can be increased proportionately to the offset so long as it does not intrude into a 45-degree visibility zone.

The proposed rear extension would project approximately 4.04m from the rear elevation of the existing dwelling and 4.04m beyond the rear elevation of No. 41, the attached semi. Whilst this would numerically project beyond the guidance of the SPD, it is acknowledged that this is guidance only and will not be applicable in all cases. The proposed extension would be sited to the north of No. 41 and is therefore unlikely to have a significant impact on the daylight/sunlight received into the rear of No. 41. The proposed extension would have a mono-pitched roof which would reduce the visual impact and prevent the development appearing overbearing.

It is also prudent to note that by virtue of Class A of the GPDO, the applicant could construct an extension of identical projection via prior approval; whilst this has not been tested through the submission of an LDC, neither neighbour has objected to this application and therefore Officers consider that the fallback position is plausible and highly likely in this instance; this is a material consideration which carries significant weight.

No. 43 is sited to the north of the application site. The proposed extension would only project marginally beyond the rear elevation of No. 43 and therefore it is not considered that the proposed development would appear significantly overbearing or overshadowing.

Having regard to the above, the proposed development is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and Policy P3 of the National Planning Policy Framework.

Highways and parking

The application dwelling would retain 2No. off-street parking spaces in accordance with Policy T2 and Appendix 5 of the adopted Rochdale Core Strategy. It is not considered that the proposed development would have a detrimental or unacceptable impact 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 hereby approved: -

- DWG No. A101 Revision P1 (Proposed Site Plan)
- DWG No. A100 Revision P1 (Location Plan)
- DWG No. A105 Revision P1 (Proposed Elevations)
- DWG No. A104 Revision P1 (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 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.