

Officer Report

Case Reference: PL/2026/0670
Location: 36 WORDSWORTH WAY, ROCHDALE, OL11 5JE
Proposal: Single Storey Rear Extension, Front Porch and rear dormer with loft conversion
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the southwest of Wordsworth Way in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof.

There is a general uniformity to the dwellings along Wordsworth Way; most dwellings are of similar visual character to the application dwelling with central gables to the front elevation.

RELEVANT PLANNING HISTORY

None relevant.

PROPOSAL

The application proposes the construction of a single storey rear extension, single storey front porch extension, loft conversion and construction of rear dormer.

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

1 No. Objection received which can be summarised as follows:

- Shortage of parking for a five/six bedroom house
- The plans show five bedrooms and a play room however it would be easy for this to be converted into a bedroom
- A house of this size with only one parking space on the drive would attract more cars than can be accommodated on the plot.

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 to scale, density, massing, height, and layout.

The proposed developments are in keeping with the character and appearance of, and is subordinate to, the original dwelling and surrounding properties, and the wider setting. It is not considered that the proposed developments would appear significantly incongruous or otherwise out of character. Whilst dormers are typically uncommon within the vicinity, it is noted that this element is possible under permitted development rights.

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.

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. Most notably the proposals would comply with the test engaged by sections 4.1 and 5.6 of the SPD.

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

Having regard to the above, the proposed development is considered to accord with Policy DM1 of the adopted Rochdale Core Strategy and paragraph 135 the National Planning Policy Framework.

Highways and parking

Policy T2 of the adopted Rochdale Core Strategy requires development to provide parking in accordance with the Council's parking standards set out in Appendix 5 of the same. For a dwelling of this size, 2 no. off-street parking spaces are typical. The application site currently benefits from 1No. off-street parking space and would continue to do so following the development.

Notwithstanding the shortfall, the application site is located within a sustainable residential area with good access to alternative modes of transport. Several bus stops are located on Bury Road within a short walking distance of the site, providing access to public transport services and reducing reliance on the private car.

Furthermore, unrestricted on-street parking is available within the surrounding highway network. The council standards are set at a maximum and a lack of parking would only cause harm to the extent that it would have a severe adverse impact upon the operation of the local highway network or give rise to unacceptable highway safety concerns, which in this instance would not apply to the development proposals. The surrounding roads are capable of accommodating any limited additional parking demand generated by the development.

Having regard to the site's sustainable location, the availability of alternative transport options and the absence of any demonstrable highway safety issues, it is considered that the proposal would not conflict with Policy TR6 of the National Planning Policy Framework.

Other Matters

One representation has been received regarding the potential for the play room indicated on the plans to be used as a bedroom. The Local Planning Authority must assess the plans as submitted and in this instance the room is indicated as a games room. Notwithstanding this, the exact function of internal rooms would not in this case have a material impact on officers' assessment of the proposals.

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 to 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) (4)

- 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. TDS-24-196-03 (Proposed Site Plan)
- DWG No. TDS-25-196-05 (Proposed Elevations)
- DWG No. TDS-25-196-04 (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 or be those specified on the approved plans or application form.

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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking or reenacting that order (with or without modification), the flat roof of the rear extension hereby approved shall not be used as a balcony, terrace, or similar amenity space without prior written approval of the Local Planning Authority.

Reason – In the interest of amenity and to safeguard the privacy of neighbouring dwellings in accordance with Policy DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Approval Reason(s) (1)

- 5 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.