

Officer Report

Case Reference: PL/2026/0677
Location: 16 MOOR PARK AVENUE, ROCHDALE, OL11 3JG
Proposal: Two storey side extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 16 Moor Park; this is an end terraced two storey dwelling. The site benefits from a large corner plot with off street parking and a rear garden.

The site is located within the Defined Urban Area, and the area is predominately residential.

Proposal

The application seeks permission for a two-storey side extension, this will provide additional living space.

Relevant Planning History

N/A

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)

Consultation Responses

N/A

Representations

Letters of notification have been sent out to surrounding occupiers, no comments have been received.

Assessment

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located with a predominately residential area, and the principle of development is considered acceptable.

Design

The NPPF sets out in chapter 14 DP1-DP4 that development proposals should integrate and enhance their surrounding and strengthen the existing character of the site. This largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high-quality design.

The proposed development will be seen from the highway due to the dwelling being on a corner plot, the proposal will be considered subservient to the host dwelling as the proposed ridge will be lower than the existing. The proposed front elevation will be set back from the principal elevation; this will contribute to a subservient extension. The proposed roof will be pitched, and the proposed materials will match the existing, this will not have a negative impact on the street scene.

The SPD sets out guidance for side extensions on a corner plot; it sets out that the development should not have an unacceptable impact on the street scene. It is not considered that the proposed development will not erode space near the boundary of the site due layout of the site. The development would also not come forward of the established building line.

As such, it is considered that the proposals would comprise a good standard of design. It would therefore accord with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Impact on Surrounding Occupiers

The Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments "should be carefully designed to protect the amenity of the occupants of adjoining properties.

The proposed two storey extension does not propose any windows on the side elevation; however windows are proposed at ground and first floor level to both the front and rear. This would fall short of the 10m requirement to the facing boundary, although would only face towards the side elevation of no.18, with rear windows looking onto the roof of the garage. It also will not reduce the established separation distances between properties and therefore taking all factors into account, are not thought to result in a loss of privacy for neighbours.

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.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

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.

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:

- Proposed Site Plan 258-PO01 Rev C
- Proposed West Elevation 258-PO21 Rev C
- Proposed South Elevation 258-PO22 Rev C
- Proposed East Elevation 258-PO23 Rev C
- Proposed North Elevation 258-PO20 Rev C
- Proposed Ground Floor Plan 258-PO10 Rev C
- Proposed First Floor Plan 258-PO11 Rev C
- Proposed Roof Plan 258-PO12 Rev C
- Proposed Front 3D 258-PO40 Rev C
- Proposed Rear 3D 258-PO41 Rev C

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.