



Officer Report

Case Reference: PL/2026/0653
Location: 50 NEWHOUSE ROAD, HEYWOOD, OL10 2NU
Proposal: Front first floor extensions replacing the existing extension and part single part two storey rear extension following the removal of the existing rear roof extension
Recommendation: Approve with Conditions
Officer: Aimee Bovaird

Site

The site is located at 52 Newhouse Road, a detached dormer bungalow in a residential area of Heywood. The dwelling faces the highway and benefits from off street parking and a rear garden.

The site is located within the Defined Urban Area, and the surrounding properties are similar.

Proposal

The application seeks permission for part single, part two-storey rear extension following the removal of the rear extension. Two front dormers are proposed. The proposed development will provide additional living space on the ground floor and first floor.

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 Policies 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 single storey element will have a flat roof with a rooflight and be finished in materials to match the host dwelling. The single storey rear extension is considered large in scale but will not be seen from the street scene. The first-floor rear extension will also have a flat roof, this will not have a negative impact on the character of the area.

The SPD sets out guidance for front dormers; it states that dormers to the front are not normally permitted. The proposals include an asymmetrical pair of pitched-roof

dormers linked by a flat roof section. Whilst this would drastically overhaul the appearance of the host dwelling, it is noted that the neighbouring dwelling no 52 Newhouse Road has an existing dormer of the same scale, this was allowed through appeal. On balance as the proposed front dormers are similar to the neighbours and are considered acceptable.

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 SPD sets out guidance for single storey and two storey rear extension. The proposed single storey rear extension is set away from the boundary by 1.15m and will project 4.15m from the rear elevation. The single storey rear extension will step in and project a further 1m. This would meet the maximum projection permitted under the SPD, taking account of the increased projection permitted when set away from the boundary.

The first-floor rear extension will project 3.04m from the rear elevation, due to the separation distance between the extension and boundary this complies with the 2.4m 30-degree rule set out within paragraph 5.9 of the SPD. Two Juliette balconies are proposed at first floor level to the rear of the dwelling; it is considered that these will not result in an unacceptable loss of privacy for neighbours given that they do not increase views towards neighbouring dwellings and are typically achievable under permitted development rights.

The proposed front dormers are not thought to result in an adverse loss of privacy for surrounding neighbours. The plans confirm the provision of light to all habitable rooms and that sufficient garden space remains for existing and future occupiers.

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

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Chapter 15 of the NPPF TR6 sets out development proposals should be refused if they would have a severe adverse impact on the transport network or an unacceptable impact on highway safety.

The proposed development will not have an impact on the existing highway or carparking, this is acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework.

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:

- Existing and Proposed Plans and Elevations A903-26 Rev PL1

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.