

## Officer Report

**Case Reference:** PL/2026/0723  
**Location:** 599 HALIFAX ROAD, ROCHDALE, OL12 9PY  
**Proposal:** Part single storey, part two storey side and rear extensions, alterations to existing fenestration and partial demolition of existing detached garage  
**Recommendation:** Approve with Conditions  
**Officer:** Bob Melling

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

### 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) 2024:

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: 09.09.2026

Weekly List: 21.09.2026

### **SUMMARY OF THIRD-PARTY REPRESENTATIONS**

N/A

### **SUMMARY OF CONSULTATION RESPONSES**

N/A

### **ASSESSMENT**

#### **Design, Character and Appearance**

Whilst it is acknowledged that the proposal would result in a substantial increase in the volume of the dwelling, it is not considered that the extension would appear excessively dominant, disproportionate or visually overbearing. The proposed extensions and alterations would remain subordinate to the original dwelling and would reflect the scale, form and appearance of surrounding residential development.

Having regard to the design, scale, massing and appearance of the proposed development, it is considered that the scheme would integrate satisfactorily with the host dwelling and the wider street scene. Accordingly, the proposal is considered to accord with Core Strategy Policies P3 and DM1, Places for Everyone Policy JP-P1, the Council's adopted House Extensions and Alterations SPD, and the National Planning Policy Framework.

#### **Residential Amenity**

The principal amenity consideration relates to the effect of the proposed development on the living conditions of the occupiers of No. 601 Halifax Road.

The proposed two-storey side extension would comply with the Council's 2.4m/30-degree guideline when assessed from the shared boundary and the rear elevation of No. 601 Halifax Road. Whilst the two-storey rear projection would extend beyond the notional 30-degree line, this element would be positioned more than 6m from the shared boundary, significantly reducing its potential impact on the neighbouring property.

The ground floor rear extension would project beyond the SPD's 4m/45-degree guideline by approximately 2.2m when measured from the shared boundary. However, significant weight is afforded to the presence of the existing detached garage between the properties and the fact that the extension roof would slope away from No. 601. In these circumstances, it is not considered that the proposal would result in a level of overshadowing, enclosure or loss of outlook sufficient to justify refusal of the application.

It was also observed during the site visit that the rear patio doors serving No. 601, together with the associated patio area, are positioned at a higher level than the application site. This elevation difference further mitigates any perception of overbearing impact arising from the proposed extension.

With regard to privacy, all rear-facing windows would be obscurely glazed, thereby preventing any undue overlooking towards No. 2 Tithe Barn Close. Furthermore, given the generous separation distance between the properties, the proposal would not result in an unacceptable sense of enclosure or loss of outlook for the occupiers of No. 2.

The proposed side-facing window serving Bedroom 3 would be located in excess of 21m from the gable elevation of No. 597 Halifax Road and is therefore considered acceptable in terms of privacy and overlooking.

Having regard to the position of neighbouring dwellings, existing boundary treatments, separation distances, the orientation of the site and the scale of the proposed development, it is considered that the proposal would not result in any significant adverse impact on the residential amenity of neighbouring occupiers. In addition, all habitable rooms within the application property would continue to benefit from adequate levels of natural light, and sufficient private amenity space would remain available for future occupiers.

The proposal is therefore considered to accord with Core Strategy Policy DM1, Places for Everyone Policy JP-P1, the Council's adopted House Extensions and Alterations SPD, and the National Planning Policy Framework.

### **Highways and Parking**

The proposal would retain two off-street parking spaces within the curtilage of the site. Having regard to the scale of the development and the continued provision of parking, it is not considered that the proposal would have any adverse implications for highway safety or on-street parking conditions. The development therefore accords with Core Strategy Policy T2 and Appendix 5 of the adopted Core Strategy.

### **Conclusion**

Having regard to the provisions of the development plan and all other material considerations, it is considered that the proposed development represents an acceptable form of residential development which would preserve the character and appearance of the area, safeguard the amenity of neighbouring occupiers and maintain satisfactory highway and parking arrangements. Subject to the conditions set out below, the application is therefore recommended for approval.

## 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) (4)**

- 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:

- Site Location Plan
- Existing Details. Dwg no. 26.3850.1
- Existing & Proposed Block Plans. Dwg no. 26.3850.2
- Scheme 3 - Proposed Details. Dwg no. 26.3850.SC3.1B

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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of extension hereby approved, all windows to the rear elevations facing north at upper floor level on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy 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.

