

Officer Report

Case Reference: PL/2026/0718
Location: 2 HALL DRIVE, MIDDLETON, MANCHESTER, M24 1NA
Proposal: First floor side extension following removal of existing conservatory
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a two-storey detached residential dwelling located to the north of Hall Drive in a predominantly residential area of Middleton.

RELEVANT PLANNING HISTORY

PL/2026/0570 – Application for a certificate of lawfulness for a proposed dormer loft conversion to the rear and alterations to front and side elevation. Refused

PROPOSAL

The application seeks planning permission for the construction of a first floor side extension following the demolition of the existing conservatory. It is acknowledged that the proposed plans show the addition of a dormer, however the dormer does not form part of this application and is annotated as such.

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 DP3 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 DP3 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 application proposes the demolition of the existing conservatory and the replacement with an extension. The proposed extension would have the same footprint as the conservatory and is

considered to appear as a subservient and in proportion addition to the existing dwelling. It is not considered to significantly detract from the visual amenities of the existing dwelling or surrounding street scene.

Render is proposed which would match the existing. This is considered acceptable on design terms.

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.

The application proposes no additional built form over the existing dwelling and therefore there would be no further impact on the amenity of neighbouring dwellings than could reasonably exist at present by virtue of the existing dwelling.

Highways and parking

The application dwelling would retain 2 No. 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: -

- Location Plan
- DWG No. 3727 - 02 (Proposed Floor and Elevation Plans)
- Proposed Site Plan

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.

Informatives (1)

- 1 For the avoidance of doubt, this decision relates only to the development described in description of development and does not grant permission for the dormer shown on approved drawing 3727-02.