

Officer Report

Case Reference: PL/2026/0729
Location: 45 CAMBERLEY DRIVE, ROCHDALE, OL11 4BA
Proposal: Rear dormer extension, incorporating previous approval PL/2025/1310 for Proposed rear dormer extension conversion of garage into habitable room, alterations to fenestration on side elevation including velux roof windows to front elevation.
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of a single storey dormer bungalow located to the south of Camberley Drive in a predominantly residential area of Rochdale. The existing dwelling is constructed of facing brick with a pitched roof.

There is an attached garage with flat roof to the western flank of the dwelling.

PROPOSAL

The application proposes the construction of a first floor extension above the existing garage, and construction of a dormer window to the rear elevation. The application is a retrospective resubmission of PL/2026/1310 to regularise the dormer window.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

PL/2026/1310 – Proposed rear dormer extension, conversion of garage into habitable room, alterations to fenestration on side elevation including velux roof windows to front elevation. Approve subject to conditions.

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 Statement of Community Involvement, notification letters were sent to immediate neighbours.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

1No. Objection relating to loss of privacy and overlooking.

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

The application seeks retrospective planning permission to regularise the dormer window which was not constructed in accordance with that proposed under PL/2026/1310. There is no difference to the first floor side extension as proposed and therefore this element of the proposal is considered acceptable.

The application therefore focuses on the dormer window. The window as built spans the entire roof slope, albeit being marginally set in from the eaves and is therefore not considered to appear subservient or in proportion to the existing dwelling, which itself is a modestly sized dwelling.

Notwithstanding this, it is acknowledged that the siting of the dwelling in relation to the street scene is such that the dormer would not be readily visible from the street scene. Whilst it is acknowledged that the dormer would be readily visible from the dwellings to the rear, the matching materials would assist in alleviating this from long range views to an acceptable degree.

When assessing retrospective planning applications, Policy DM8 of the NPPF states that, where it is concluded that unauthorised development has been carried out intentionally, this fact should be given substantial weight in considering whether to grant permission.

In this instance, the applicant benefitted from planning permission under reference PL/2026/1310, which approved a dormer window of a reduced scale to that which has been constructed. Given the clear discrepancy between the approved drawings and the development as built, it is considered that the larger dormer was intentionally constructed without planning permission. In accordance with Policy DM8, this is a matter which must be given substantial weight.

Notwithstanding, whilst the scale of the dormer is not considered to be proportionate to the host dwelling and weighs against the proposal, its limited visibility within the public realm and the use of matching external materials means that the cumulative impact of the development is not so great as to be harmful to the character and appearance of the area.

As such it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

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.

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.

Concerns have been raised regarding overlooking of the dwellings to the rear elevation. Whilst it is acknowledged that the dormer would give rise to some degree of overlooking, this is not considered significantly detrimental to the amenity that neighbouring dwellings can reasonably

expect to enjoy. The surrounding area is predominantly residential and some degree of overlooking is therefore to be expected. The degree of overlooking arising would not be substantially different than that possible under approved application PL/2026/1310.

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, in accordance with CS policy DM1, the SPD, PFE policy JP-P1 and the NPPF.

Highways and parking

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.

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

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.

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) (2)

- 1 The development shall be carried out in accordance with the following plans and documents hereby approved: -

- DWG No. 25.3631.23 (Proposed Elevations)
- DWG No. 25.3631.21 (Proposed Floor Plans)
- Location Plan
- DWG No. 25.3631.22 (Proposed Block 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.

- 2 The materials used in the construction of the exterior of the development hereby permitted shall be those specified on approved DWG No. 25.3631.23 (received by the Local Planning Authority on 18.09.2026)

Reason – In the interest of ensuring a satisfactory visual appearance to the development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development, 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.

