

Officer Report

Case Reference: PL/2026/0643
Location: 23 RAMSDEN ROAD, WARDLE, ROCHDALE, OL12 9LB
Proposal: Single storey rear extension following demolition of conservatory, enlargement and internal reconfiguration of existing basement, gabling of existing hipped roof, increase in ridge height, new dormer on rear-facing roof pitch, reconfiguration of internal layout.
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site relates to a two-storey detached dwellinghouse in Wardle. The property benefits from an existing two storey rear extension and a single storey rear extension/conservatory. The property benefits from a detached garage.

The plot has a varied topography, reducing significantly towards the north where it meets the shared rear boundary with 15 Heath Road.

PROPOSAL

Planning permission is sought for the erection of a hip to gable rear extension, rear dormer window, single storey rear extension at ground level and a below ground single storey rear extension, utilising the basement level of the property for living space.

Other alterations include the removal of the existing hipped roof on the two-storey rear extension and replacement with a parapet roof. All extension on the property are to be a flat roof design.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

90/D25462 - First Floor Rear Extension To Dwellinghouse And Conservatory - Grant Permission subject to condition - 1990-08-21

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: Sent 24/07

SUMMARY OF THIRD-PARTY REPRESENTATIONS

3 comments have been received objecting to the application.

Concerns raised include; concern over impact on neighbours to the rear, design of the substantially enlarged property and possibilities over future use. The proposal would be an eyesore due to the dormer window, increase overlooking impact as existing due to the current arrangement.

Concerns were raised regarding ground water levels due to the excavation required. Concern over the extension being used as separate accommodation. Concern over house prices. Concern over the first-floor full length windows offering a balcony for occupants to stand on and overlook. Concern over drainage impact from the

extension. Will the property become a short-let accommodation rather than remain a dwellinghouse.

Officer response: Concern raised over house prices are not a material planning consideration. The application must be taken at face value and considered as a C3 dwellinghouse, however, any change of use to a short-term holiday let property would require additional planning permission. In relation to surface water run off outside of the boundaries is a civil matter. All other concerns are addressed within the analysis section of this report.

SUMMARY OF CONSULTATION RESPONSES

None applicable.

ASSESSMENT

Design, character and appearance

The proposed development would result in minor changes when viewed from the front elevation due to the set back from the highway. The visible changes at the front elevation would be the alteration of the roof from hip to gable, which would be very slight in appearance. The proposed extension is located to the rear and due to the drop in topography will extend at ground floor level and below ground level, to accommodate a converted basement. The existing steps to the lower level of the garden will be retained. The existing two storey extension, which has a hipped roof, will be altered to have a parapet atop the flat roof, as well as a flat roof on the ground and below ground extension.

The proposed dormer extension would have a flat roof with a splayed third angle to reduce the bulk; the dormer is to be clad in a diamond shaped shingle cladding in traditional textures precoated aluminium in a copper metallic colour, with similarly coloured powder coated aluminium windows. Given the prominence of dormer bungalow properties in the area, and the proposed high-quality finish secured via details on the approved plans, it is not considered the dormer is unacceptable from a visual perspective.

The proposed material palette is acceptable and in keeping with the host dwelling and would be expected of properties within the surrounding area.

The proposed fenestration is acceptable and is in keeping with the character and appearance of the original dwelling and surrounding properties, and the wider setting.

The single storey ground and below ground extensions are of a scale which would not overwhelm or compete with the host dwelling, nor would the impact of them and their siting sit awkwardly among neighbouring properties.

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

The proposed dormer window would retain a 15m distance to the rear boundary. Whilst it is noted the property is significantly higher than the properties at 15 Heath Road, 15m is considered an appropriate distance to the boundary in respect of applying the contents of Paragraph 4.1 of the SPD even taking account of topography. Furthermore, dormer windows are features which benefit from extensive permitted development rights, thus forming a convincing material consideration.

Additionally, it is not considered the ground floor or below ground floor to have an unacceptable impact. Boundary treatment is secured via condition along the rear boundary to mitigate any overlooking impact from basement level. It is not considered the ground level extension would have an unacceptable privacy impact.

The lower ground floor snug area of the property would be served by high level windows only. Given these are not installed for the purpose of outlook, the distance to the side boundary of 4m is considered acceptable.

It is noted the overall impact of the extensions together when viewed from 15 Heath Road. While the proposal does increase the bulk of the extensions, the siting of them would not be over and above what would be considered acceptable, and the proposals would be compliant with guidance contained within the SPD.

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.

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

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. [AC1]

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 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 Elevations _BBA_441-DD20A - 28/09/2026
- BBA_441-DD75 - 3D VISUAL - SHEET 6.pdf - received 16/07/2026
- BBA_441-DD10 - PROPOSED BASEMENT AND GROUND FLOOR.pdf - received 16/07/2026
- BBA_441-E11 - EXISTING FIRST FLOOR.pdf - received 16/07/2026
- BBA_441-DD01 - PROPOSED SITE PLAN.pdf - received 16/07/2026
- BBA_441-LP01 - LOCATION AND BLOCK PLAN.pdf - received 16/07/2026
- BBA_441-DD72 - 3D VISUAL - SHEET 3.pdf - received 16/07/2026
- BBA_441-DD11 - PROPOSED FIRST AND SECOND FLOOR.pdf - received 16/07/2026
- BBA_441-E01 - EXISTING SITE PLAN.pdf - received 16/07/2026
- BBA_441-DD70 - 3D VISUAL - SHEET 1.pdf - received 16/07/2026
- BBA_441-DD73 - 3D VISUAL - SHEET 4.pdf - received 16/07/2026
- BBA_441-E10 - EXISTING BASEMENT AND GROUND FLOOR.pdf - received 16/07/2026
- BBA_441-DD71 - 3D VISUAL - SHEET 2.pdf - received 16/07/2026
- BBA_441-E20 - EXISTING ELEVATIONS.pdf - received 16/07/2026
- BBA_441-DD21 - PROPOSED STREET SCENE.pdf - received 16/07/2026
- BBA_441-DD74 - 3D VISUAL - SHEET 5.pdf - received 16/07/2026

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 Pursuant to Condition 2 of this decision notice, the development hereby approved shall be carried out using the external materials specified within the approved drawing number Proposed Elevations _BBA_441-DD20A.

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.