



ROCHDALE
BOROUGH COUNCIL

Officer Report

Case Reference: PL/2026/0466
Location: 17 Roch street, Rochdale, OL16 2NG
Proposal: First floor rear extension
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE

The application site consists of a 17 Roch Street, an end terrace dwellinghouse in Rochdale. The property benefits from an existing single storey rear extension and a rear dormer.

PROPOSAL

The application seeks planning permission for a first-floor rear extension atop the existing single storey extension. Amended plans were submitted during the course of the application to alter the roof design from a gable roof to a pitched roof, which does not attach onto the existing dormer window.

RELEVANT PLANNING HISTORY

None relevant

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. No letters of representation were received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received.

SUMMARY OF CONSULTATION RESPONSES

None received.

ASSESSMENT

Design, character and appearance

The application proposes the erection of a first-floor extension atop the existing single storey rear extension. The proposed extension would project 2.4m from the rear elevation, adjacent to the shared boundary with No 19. The eaves height of the extension would measure 5.4m above ground level and the pitch height of the extension would measure 6.1m.

Section 5.8-5.9 and Figure 7 of the Rochdale Council Residential Guidance SPD provides the standards for projection of 2m extensions adjacent to a shared boundary. The proposed extension falls within the 2.4m projection allowed adjacent to the boundary, and as such is compliant with the guidance. Visually, the extension would only be viewed from approaching the rear of properties on Roch Street and

from the corner view when travelling north along Roch Street. The proposal, while cumulatively would be a large addition to a small, terraced property, would not cause detrimental harm to the street scene or residential character. The proposal would not constitute an incongruous addition to the property. Subject to a matching materials condition, the proposed details are considered acceptable.

Having regard to the above, 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 guidance of both the Housing SPD and the National Planning Policy Framework.

Residential amenity

The proposed first floor extension will project 2.4m from the rear elevation. It is noted this falls within the guidance contained within the SPD between 5.8-5.9 and Figure 7 detailed above. The rear elevation of No 19 has two windows at first floor level, a larger window on the left-hand side of the rear elevation and a smaller, higher level square shaped window which is adjacent to the shared boundary. Given the location of this window and pattern across the terrace it is likely this is a bathroom window, or a window serving a non-habitable room. As such, it is not considered the proposed extension would have any overshadowing or overbearing impact on this adjacent window.

The proposed extension and rear elevation of the property faces directly onto intervening mature trees, which provide a buffer between Arkwright Avenue and the property. The rear elevation would have a 21m distance to the facing windows on Arkwright Avenue and would comply with the guidance in Section 4.1 of the SPD regarding space standards between habitable room windows.

In conclusion it is considered the 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 not affect the parking situation in the area. On street parking is available along Roch Street. It is considered the proposal 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.

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
- Sheet 1 -Existing Plans
- Existing & proposed site plan
- AMENDED PROPOSED PLANS AND ELEVATIONS
- Application Form

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 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.