

Application Number:	2025/0476	Application Type:	Householder
Proposal:	Householder: Proposed single storey rear extension.	Location:	37 Woodlands Road, Edenfield, Bury. BL0 0LP
Report of:	Head of Planning and Building Control	Status:	For publication
Report to:	Development Control Committee	Date:	03.03.2026
Applicant:	Rosendale Borough Council	Determination Expiry Date:	02.02.2026 (Ext. of time agreed until 06.03.2026)
Agent:	Thorp Design Services Ltd		

Contact Officer:	Claire Bradley
Email:	clairebradley@rossendalebc.gov.uk

REASON FOR REPORTING	
Outside Officer Scheme of Delegation	No
Member Call-In Name of Member: Reason for Call-In:	No
3 or more objections received	No
Other (please state):	Council application.

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. **RECOMMENDATION**

Planning permission is granted subject to conditions in Section 10.

2. **SITE**

The application relates to a semi-detached dwelling of brick and natural slate construction located in a predominantly residential area. The properties in the surrounding area are of a similar design and style, although some include render or pebble dashing to the front elevations. The application property is a two-storey dwelling topped with a pitched roof.

The property is situated within the urban boundary.

3. **RELEVANT PLANNING HISTORY**

There is no relevant planning history for this property.

4. **PROPOSAL**

The applicant seeks planning permission to erect a single storey rear extension that projects from the rear elevation by 5.45 metres.

The extension features a flat roof with an overall height of 3 metres.

The proposed extensions would be finished in brick to match the existing and would include white upvc windows and doors to match the existing.

5. **POLICY CONTEXT**

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Development Plan Policies

Rossendale Local Plan 2019 to 2036

Policy SD1: Presumption in Favour of Sustainable Development

Policy SD2: Urban Boundary and Green Belt

Policy HS9: House Extensions

Policy ENV1: High Quality Development in the Borough

Other Material Planning Considerations

RBC Alterations and Extensions to Residential Properties SPD

6. CONSULTATION RESPONSES

Consultee	Summary of Comments received
LCC Highways	No objections.

7. REPRESENTATIONS

In order to publicise the application a site notice was posted on 20.01.2026 and neighbour letters were sent out on 22.12.2025. The application was also available for viewing on the Council's website.

No representations have been received.

8. ASSESSMENT

Principle

The proposal involves the conversion/extension of an established property that is sustainably located within the identified Urban Boundary. It is therefore considered to be acceptable in principle.

Effect of the Proposal on the Character and Appearance of the Application Property and the Streetscene

Paragraph 135 of the Framework states decisions should ensure developments:

- a) *“Will function well and add to the overall quality of the area...”*
- b) *Are visually attractive a result of good architecture...*
- c) *Are sympathetic to local character and history, including the surrounding built environment...”*

Policy HS9 (House Extensions) of the adopted Rossendale Local Plan is more specific and states:

“Permission will be granted for the extension of dwellings provided that the following criteria are satisfied:

- a) *The extension respects the existing house and the surrounding buildings in terms of scale, size, design, fenestration (including dormer windows) and materials, without innovative and original design features being stifled;”*

Strategic Policy ENV1 of the Rossendale Local Plan also adds:

“All proposals for new development in the Borough will be expected to take account of the character and appearance of the local area, including the following criteria:

- a) *Siting, layout, massing, scale, design, materials, lighting, building to plot ratio and landscaping;*

The proposed development is a single storey flat roof extension set in from the boundary with the attached property by 2.85 metres and projecting 5.45 metres from the rear elevation.

The proposed extension would be finished in brick and natural slate to match the existing and would include white upvc windows and doors to match the existing.

It is considered that the scale and massing of the proposed additions would be sympathetic to the character of the original dwelling and would not unduly dominate the original dwelling.

The development is considered contrary to the Council's Alterations and Extensions to Residential Properties SPD and Policies HS9 and ENV1 of the Rossendale Local Plan and the NPPF.

Neighbour Amenity

Policy HS9 of the Rossendale Local Plan advises that permission will be granted for the extension of dwellings provided that the following criteria are satisfied including:

"b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;"

The Alterations and Extensions to Residential Properties SPD advises in Section 2 that:

"any application for a domestic extension will not normally be permitted unless the proposal:

- Does not invade privacy through direct overlooking from windows or balconies;"*

In terms of neighbour amenity, the proposed extension projects 5.45 metres from the rear elevation and is located 4.2 metres from the nearest window on the attached property. There will be no significant impact on the residential amenity of the attached property.

The extension also projects 0.8 metres beyond the building line of the side of the house. Due to the position of the windows on the neighbouring property, there will also be no significant impact on residential amenity

Based on the current policies in place, the development would be acceptable in terms of the impact upon the amenity of surrounding neighbours and is in accordance with the Council's Alterations and Extensions to Residential Properties SPD and Policies HS9 and ENV1 of the Rossendale Local Plan and the NPPF.

Access Parking and Highway Safety

The existing dwelling has two bedrooms and the proposed dwelling will contain three bedrooms. There is currently no off-street parking at the property.

LCC Highways have commented as follows:

The National Planning Policy Framework (NPPF) states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe" (Paragraph 115). A detailed examination of this application, which included accident analysis, visibility requirements and parking concludes there are no highway grounds to support an objection as set out by NPPF

On this basis, the proposal is deemed acceptable in terms of highway safety and parking provision, in accordance with Policy TR4 of the Rossendale Local Plan.

Conclusion

The proposal is considered to be acceptable in principle, visual amenity, neighbour amenity, and highway safety. The proposal is therefore considered to accord with Policies HS9, and ENV1 of the Council's adopted Rossendale Local Plan (2019-2036), Sections 2, and 12 of the National Planning Policy Framework, and the provisions of the Council's Alterations & Extensions to Residential Properties SPD.

9. RECOMMENDATION

Grant planning permission subject to the following conditions.

10. CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.

- 2) The development shall be carried out in accordance with the planning application form received 08.12.2025 and the following drawings and documentation unless otherwise required by the conditions below:

Location Plan received 08.12.2025

Drawing No: ZT24-196-01 – Existing Site Plan received 08.12.2025

Drawing No: ZT24-196-02 - Existing Plans and Elevations received 08.12.2025

Drawing No: ZT24-196-03 - Proposed Site Plan received 08.12.2025

Drawing No: ZT24-196-04 - Proposed Plans and Elevations received 08.12.2025

Reason: To define the permission and in the interests of the proper development of the site.

- 3) All materials used in the development shall be as detailed on the approved plans.

Reason: In the interests of visual amenity of the area and ensuring that the appearance of the development is acceptable.

11. INFORMATIVES

1. The proposals comply with the development plan and would improve the economic, social and environmental conditions of the area. Therefore, it comprises sustainable development and the Local Planning Authority has worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement as set out in Paragraph 38 of the National Planning Policy Framework.

Location Plan

Site Address: 37, Woodlands Road, Edenfield, Bury, BL0 0LP

Date Produced: 08-Dec-2025

Scale: 1:1250 @A4



Planning Portal Reference: PP-14549183v1



Notes Copyright in all documents and drawings prepared by the architectural designer and any works executed from these documents and drawings shall, unless otherwise agreed, remain the property of the designer and must not be reproduced by, lent or disclosed to, a third party without the written consent of Zach Thorp.
 Do not scale off this drawing
 All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All levels to be checked on site All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding. All component sizes and references to be checked before ordering
 Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary. All relevant boundary positions are to be checked prior to proceeding
 Building regulation drawings can be used for building estimates, however for an accurate quote builders must attend site as these drawings do not account for all aspects of the building works.



SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk

Status	Purpose for Issue
Planning <input type="checkbox"/>	Tender <input type="checkbox"/>
Construction <input checked="" type="checkbox"/>	As Built <input type="checkbox"/>
PLANNING	

Client
 37 Woodlands Road, Edenfield

Contract
 Proposed Single Storey Extension

Drawing
 Proposed Site Plan

Drawing No.	ZT24-196-03	Revision	/
Scales	1:500 @ A3	Date	Nov '24
Drawn	ZTT	Checked	



01 Proposed Site Plan
 Scale 1:500

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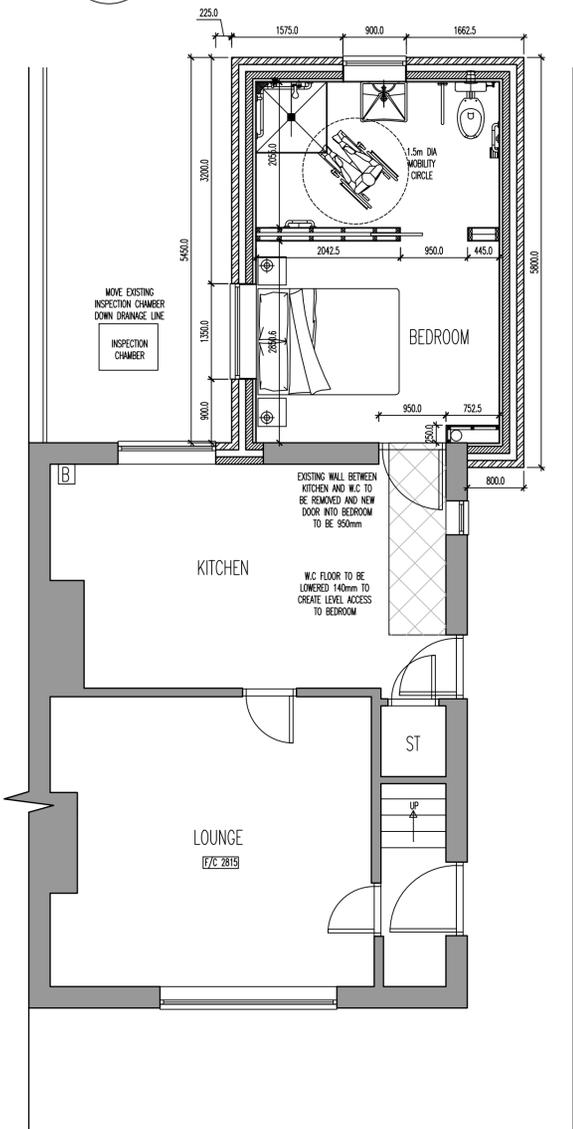
All dimensions are to be checked on site and any discrepancies to be referred to the designer before proceeding. All levels to be checked on site. All discrepancies between information shown on the drawings and the information in the specification to be referred to the designer prior to proceeding. All component sizes and references to be checked before ordering

Position of existing drain runs to be confirmed prior to proceeding and drains checked as necessary.

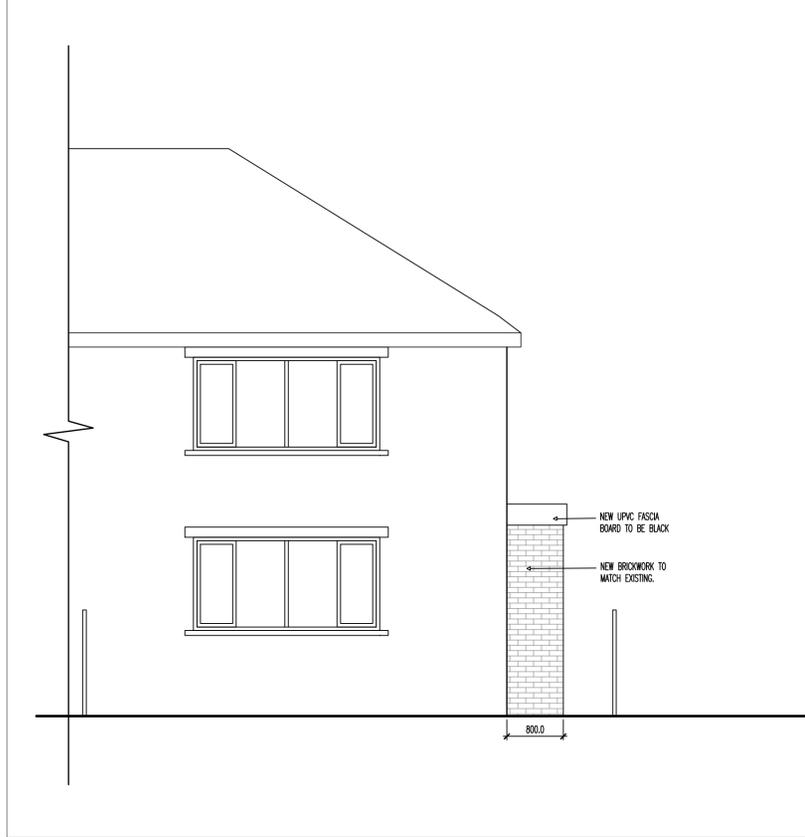
All relevant boundary positions are to be checked prior to proceeding

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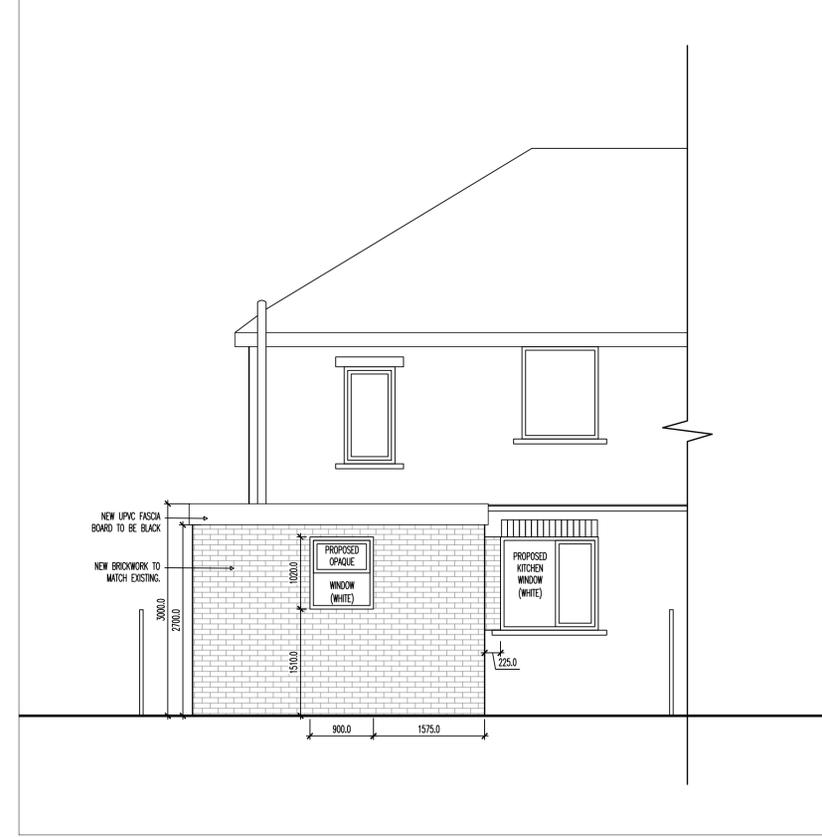
01 Proposed Ground Floor Plan
Scale 1:50



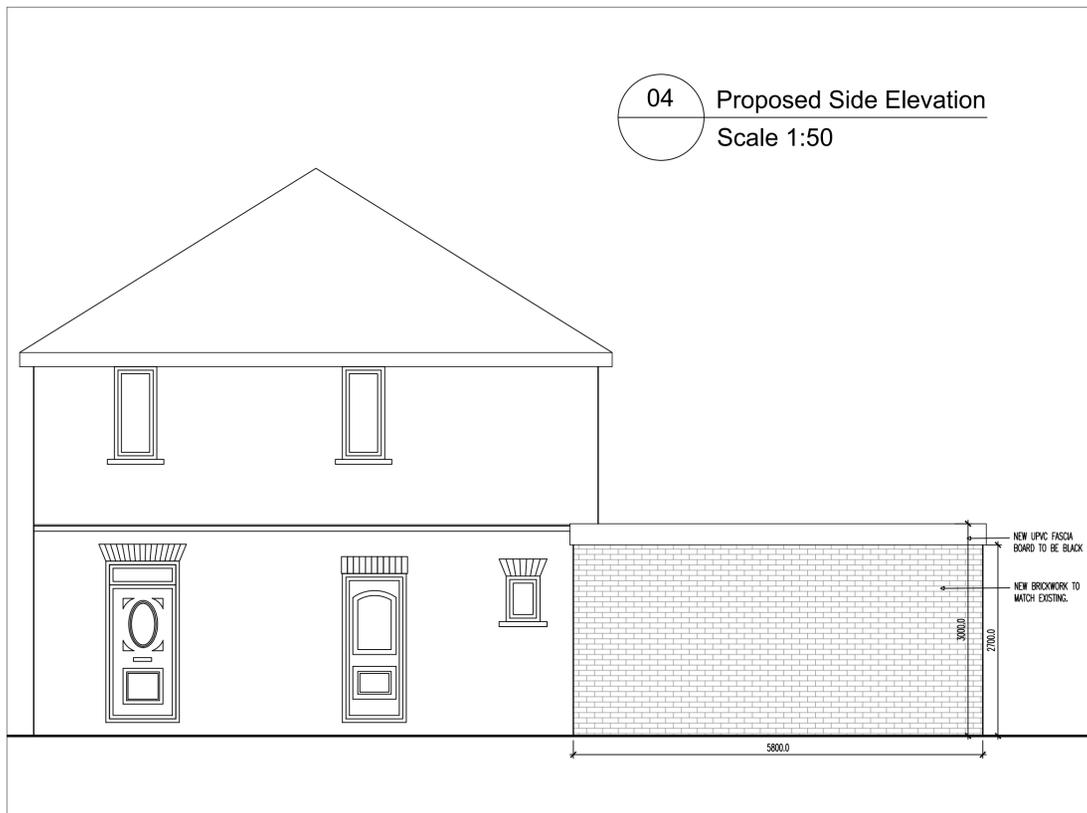
02 Proposed Front Elevation
Scale 1:50



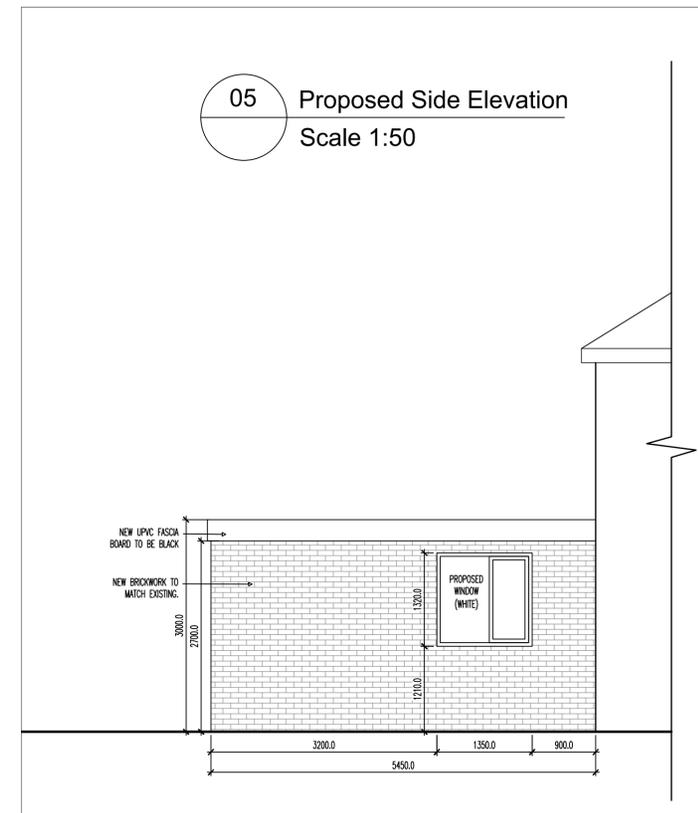
03 Proposed Rear Elevation
Scale 1:50



04 Proposed Side Elevation
Scale 1:50



05 Proposed Side Elevation
Scale 1:50



Rev	Description	Date	By	Chk

Status Purpose for Issue
 Survey Tender
 Construction As Built

Client
37 Woodlands Road, Edenfield

Contract
Proposed Single Storey Extension

Drawing
Proposed Plans and Elevations

Drawing No. ZT24-196-04 Revision /
 Scales 1:50 Date Nov '24
 Drawn ZTT Checked







CONCEPT
CONCEPT
CONCEPT