APPLICATION NUMBER: 21/00024/HOUS

Application Number:	21/00024/HOUS
Location:	37 Bertha Road Rochdale OL16 5BE
Proposal:	Part two, part single storey rear extension and single storey side extension
Applicant:	Mr Neil Connolly
Case Officer:	Majid Mir
Recommendation:	**Grant subject to conditions**

DELEGATION	**Applicant a Council Member or officer?**	**N**
	Contrary to previous decision?	**N**
	Called in or Planning Panel objection?	**N**

COMMENTS	**Planning Panel comments received?**	**N**
	Neighbour comments received?	**N**

CONDITIONS	**Pre-commencement conditions proposed?**	**N**
	Pre-commencement conditions agreed (or notification period expired)?	**N/A**

Location

The application relates to 37 Bertha Road, a two storey semi-detached property in Rochdale. No. 37 faces west towards the highway and is set close to the junction between Bertha Road and Rosefield Crescent. No. 37 is adjoined to no. 35 Berth Road to the north and to the south a public pedestrian path separates no. 37 and no. 39 Bertha Road. To the rear, no. 37 shares a boundary with no. 34 Palatine Street.

Description of Proposal

The proposal seeks planning permission to construct a single storey side extension and part two storey, part single storey rear extension. The proposed single storey element, will project out from the side elevation of the host property by 1.65m. The rear ground floor element of the proposed extension will project out by 3.5m from the rear elevation of the host property and the rear first floor element of the proposed extension will project out by 2.4m from the rear elevation of the proposed extension.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification have been sent to neighbouring property and no representations have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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).

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The host property and the properties in the local area all have hipped roofs. The hipped roof design of the proposed two storey rear extension is considered an appropriate roof type.
- The proposed side extension would have lean to roof, though a gable roof would be more in keeping with the host property. However, it is noted that one of the neighbouring properties has a lean to gable roof designed side extension. Additionally, considering the size of the proposed side extension, it is considered that it would not unduly impact on the visual amenity of the street scene.

- Taking in to consideration the siting, design and use of materials of the proposed extension, it is considered that it would be a subservient addition that would be in keeping with the host property.
- The fenestration generally lines up and is considered acceptable.
- The proposed extension would leave no access to the rear of the property from the front. It is however noted that the bins are already kept to the front, as do some of the neighbouring properties.
- On balance, the design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- The proposed rear ground floor element of the proposed extension would project out by 3.5m when measured from the rear elevation of the host property. However, the proposed extension is set away from the shared boundary by approximately 0.3m and would only surpass the 45 degree line by approximately 0.2m. It is considered that the additional 0.2m would not unduly impact on the amenity of no. 35 Bertha Road to warrant a refusal.
- The proposed rear first floor element of the proposed extension would project out by 2.4m from the rear elevation of the host property. The proposed rear first floor element would meet the standards set out in the SPD for first floor and two storey rear extensions. It is therefore considered that the proposed extension would not unduly impact on the amenity of no. 35 Bertha Road.
- The proposed rear first floor element of the proposed extension would be approximately 11.9m from the rear shared boundary with no. 34 Palatine Street and approximately 28.8m from the rear elevation of no. 34. Additionally it is noted no. 34 does not directly face no. 37. The proposed rear extension would meet the minimum space standards as set out in the SPD, and therefore it is considered that the proposed extension would not unduly impact on the amenity of no. 34 Palatine Street.
- The property would retain sufficient outdoor amenity space.
- All habitable rooms in the property would retain access to appropriate levels of light and outlook.
- On balance, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- The proposal will not have an impact on the supply of off-street parking available at the property and therefore the property will retain the existing supply of off-street parking available.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Recommendation: Grant subject to the following conditions

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. This permission relates to the following plans:

   DWG 1 of 4 - Location plan, existing site plan and proposed site plan. Revision: A
   DWG 2 of 4 - Existing floor plans and elevations
   DWG 3 of 4 - Proposed floor plans and elevations
   DWG 4 of 4 - Proposed elevations and section A-A

   and the development shall be carried out in complete accordance with these drawings hereby approved.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy 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 order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

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.

	Date	**Officer**
Report Completed	01/03/2021	Signed: MM
Authorisation	02/03/2021	Signed: EH

Report Author Majid Mir