

APPLICATION NUMBER: 24/01173/HOUS

Application Number:	24/01173/HOUS
Location:	31 Bernard Street Rochdale OL12 0SJ
Proposal:	Single storey rear/side extension including roof lights and extension of front porch.
Applicant:	Brent Risby
Case Officer:	Hamish Rigg
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/a
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 31 Bernard Street; a two-storey semi-detached property in Shawclough, Rochdale. Bernard Street is a cul-de-sac comprising predominantly semi-detached houses of a similar design and material palette. The wider area is typically suburban, comprising medium density housing, quiet roads, and green spaces.

No. 31 faces south-east, overlooking a sloped front garden and the public highway. It adjoins no. 33 to the north-east, and sits adjacent to no. 29 to the west. The rear boundary faces north-west and borders the rear gardens of nos. 74 and 96 Brookdale.

Description of Proposal

Permission is sought for a single-storey side and rear wraparound extension, and a front porch extension.

The rear extension would comprise a hipped roof, bi-folding doors, and 2 velux roof lights. The rear extension would measure 9.3m (width) X 2.1m (eaves height) X 3.24m (max. height) X 2.9m depth.

The side extension would comprise a staggered elevation, a lean-to roof, and a side door and window. It would be set back approx. 0.9m from the front elevation, and would measure 2.6m (width) X 2.1m (eaves height) X 3.24m (max. height) X 8m length.

The porch extension would comprise a hipped roof, a front entrance door, and two side windows. It would measure 1.6m (depth) X 2.2m (width) X 2.4m (eaves height) X 3.4m (maximum height).

Proposed materials include red brick, slate roof tiles, and UPVC fenestration, to match the host dwelling.

Relevant History

None

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 05/12/2025; no objections were raised.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

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

Porch reduction

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

The proposed rear and side extensions follow a modest and uniform design, appearing subservient to the host dwelling, as well as integrated with the existing form and materiality. In addition, due its positioning to the rear of the house, and behind the existing side fence, the wraparound extension would be screened from public vantage points, and therefore would have a negligible impact on the character and appearance of the street.

The main consideration therefore, is the proposed front porch extension. Front porches have the potential to appear incongruous, particularly in this case, where there are no other front porches on the cul-de-sac. However, following amendments, the porch is modest in scale, with a total floor area of 3 square metres, and a maximum height of 3 metres. In addition, it uses a hipped roof form and is broken up by plenty of glazing to give it a less bulky appearance. In fact, the proposed porch is similar in appearance to the bay windows on other properties on Bernard Street, and therefore corresponds with the character and appearance of the street scene.

Overall, 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 Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the

National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

In view of the above, the SPD establishes maximum standards for single-storey rear extensions, in order to ensure that they do not adversely impact on the amenity of neighbouring occupants. Paragraph 5.6 states that single-storey rear extensions should not project beyond a 45 degree line taken from a point 3m along the common boundary with the adjoining neighbours, measured from their rear elevation. The proposed rear extension projects approximately 2.9m from the neighbour's rear elevation, and therefore complies with the SPD. By virtue of its compliance, the proposed rear extension would not adversely affect the amenity of neighbouring occupants.

Furthermore, due to the siting and scale of the proposed side and front porch extension, they would also have a negligible impact on the amenity of neighbouring occupants.

The plans indicate that all habitable rooms, within the host dwelling, would be served by adequate outlook and natural light.

Overall, 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 proposed development would have no bearing on the existing parking arrangements, and is therefore acceptable in accordance with policies T2 and DM1.

Recommendation: Grant subject to the following conditions

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:

- Proposed elevations: CM358 PL 02c
- Proposed floor plans: CM358 PL 01b
- Proposed site plan and location plan: CM358 PL 03b

and the development shall be carried out in 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	29/01/2025	Signed: Hamish Rigg
Authorisation	30/01/2025	Signed: Ryan Killeen

Report Author Hamish Rigg