

Officer Report

Case Reference: PL/2026/0232
Location: 138 BUERSIL AVENUE, ROCHDALE, OL16 4TX
Proposal: First floor side and single storey rear extension following removal of existing conservatory
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE

This application refers to no. 138 Buersil Avenue, a two storey semi-detached dwelling located at the turning head of a cul-de-sac in a residential area of Rochdale. The property faces the highway to the southwest, is adjoined by no. 136 Buersil Avenue to the southeast and is adjacent to no. 140 Buersil Avenue to the northwest. The rear boundary of the curtilage borders the rear gardens of nos. 83 and 85 Turf Hill Road. The property benefits from existing single storey extensions to the side and rear and there is copious off-street parking to the front.

PROPOSAL

Permission is sought for a first floor side extension and a single storey rear extension following the demolition of the existing conservatory. The side extension would be set back 1m from the main front wall with the ridgeline set down accordingly. The single storey rear extension would have a flat roof and would be a similar depth to the existing conservatory. Exterior materials would match the existing property.

HISTORY

17/00648/HOUS: Single storey side and rear extension including demolition of the existing garage. Approved.

17/00388/CPL: Application for a certificate of lawfulness for a proposed single storey side and rear extension including demolition of the existing garage. Refused.

RELEVANT PLANNING POLICIES

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE) 2024:

JP-P1 Sustainable Places

Local

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: 05.05.2026

ASSESSMENT

Design, character and appearance

The NPPF establishes that good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials. In addition, SPD Section 5.1 states development proposals should be in keeping with the host property and generally should be subservient to it.

The proposed side extension would be set back 1m from the main front wall with the ridgeline set down accordingly. Therefore, it is considered that the proposal would demonstrate subservience to the host property.

To avoid a potential ‘terracing effect’, the SPD requires first floor side extensions within 1m of the site boundary to be set back a minimum of 2m from the main front wall. While the extension proposed under the current extension would be set back by 1m, it is considered that the proposed setback coupled with the fact that the roofs of the application property and no. 140 would be hipped away from one another would create a sufficient degree of visual separation to avoid the properties being viewed as a terrace as opposed to pairs of semi-detached properties.

The proposed rear extension would not appear disproportionate and would be similar in scale and design to the rear extension at no. 136.

The proposals would utilise suitable materials and the window detailing would be satisfactory.

Lastly, it is noted the proposals would have no bearing on the existing bin storage arrangement.

The design of the proposal is therefore acceptable and accords with CS Policies DM1 and P3, PfE Policy JP-P1, the SPD and the NPPF.

Residential amenity

CS Policy DM1 states development proposals should ensure they ‘do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.’

The SPD provides projection limits for both ground and first floor extensions in order to protect the living conditions of neighbouring residents. The proposed extensions would comply with the SPD projection limits (Sections 5.6-5.7 and 5.9), and, on this basis, it is considered that any loss of light and outlook for neighbouring residents would not be unduly harmful.

Furthermore, it is noted that the proposed extensions would comply with the minimum separation distances outlined under SPD Section 4.1, thus ensuring there would be no undue loss of privacy or overbearing impact for neighbouring residents.

It is considered, on balance, that all habitable rooms within the application property would receive sufficient natural light and it is considered that the property would benefit from a suitable outdoor amenity space. As such, the proposed works would ensure an acceptable standard of living for existing and future occupiers.

The proposal would not unduly impact on the amenity of the occupiers of neighbouring properties or the application property in accordance with CS Policy DM1, the SPD 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.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

AMENDMENTS

Amendments were sought to increase the level of set back and change the roof form from gable to hipped.

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.

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 hereby approved shall be carried out in accordance with the following drawings and documents hereby approved unless otherwise required by the conditions below:

- Location Plan dated 10-Mar-2026
- Existing Plans. Drawing SLW/BA/01PA
- Proposed Plans. Drawing SLW/BA/02PA Rev1

Reason: For the avoidance of doubt and to ensure a satisfactory development in accordance with the policies 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 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)

- 4 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.