

Officer Report

Case Reference: PL/2026/0258
Location: 8 BIRKDALE ROAD, ROCHDALE, OL16 4XE
Proposal: Single storey rear extension, two storey side extension and front porch
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to 8 Birkdale Road, a two-storey semi-detached residential dwelling located within a residential area. No. 8 sits on a corner plot by the junction between Birkdale Road, Lomond Terrace and Rothesay Terrace. Birkdale Road runs southwest to northeast. Lomond Terrace is located to the side of no. 8 and runs northwest to southeast. No. 8 is attached to no. 10 Birkdale Road to the northeast.

To the rear, the whole of the rear boundary of no. 8 adjoins the side boundary of no. 1 Lomond Terrace. No. 7 is located on the opposite side of Birkdale Road and no. 6 Birkdale Road is located on the opposite side of Lomond Terrace.

Description of Proposal

Planning permission is sought for the construction of a two-storey side extension, a single storey rear extension and single storey front extension which will be used as porch.

The proposed extensions will be constructed using matching materials.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. One objection was received. The objection is summarised below:

- Due to its scale and height, the proposed development would result in a significant reduction in light to home and garden of neighbouring properties.
- Would lead to overlooking of neighbouring properties.
- Fails to comply with SPD requirement in regard to the '45-degree rule'.

Officer comments: Discussed in the amenity section of the report.

- Overbearing and out of character of the surrounding area.

Officer comments: Discussed in the design section of the report.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

Policy 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)

Amendments

The following amendments have been made:

- Two storey side extension set back slightly from the main front elevation of the host dwelling.
- Ridge height of the two-storey side extension reduced slightly below the ridge height of the host dwelling.
- Windows added on the first floor side elevation of the two storey side extension,
- Porch width reduced.
- On the single storey rear extension, rear window increased in width, windows added on each side elevation and rooflight inserted in roof.
- Kitchen and dining room opened up with the opening of wall between two rooms increased.

Design and Appearance

The proposed extension would have a hipped roof design that would adjoin the existing hipped roof of the host dwelling. The hipped roof design would match the roof design of the host dwelling and the neighbouring properties in the surrounding area. The proposed two storey side extension would be set back by approximately 0.25m from the main front elevation of the host dwelling and the ridge height would be set slightly below the ridge height of the host dwelling. The eaves height would be the same as the host dwelling. The proposed two storey side extension would have a width of 4.3m whereas the host dwelling has a width of 7.85m. That would equate to an increase of 55%. Although it is slightly wider than would generally be considered acceptable, when considering that the proposed two storey side extension would be set slightly back from the main front elevation and the ridge height would also be set slightly below the ridge height of the host dwelling, it would create a sense of subservience to the host dwelling.

The application was amended to include windows on the side elevation of the proposed two storey side extension. The windows add some visual interest on the side elevation. Furthermore, the proposed extension would mimic some of the design features found on the host dwelling and would be constructed out of matching materials. The design and visual appearance of the proposed two storey side extension would be in keeping with the host dwelling and neighbouring properties.

The proposed single storey rear extension would run along the width of the proposed two storey side extension and 4.05m along the width of the rear of the host dwelling. Therefore, the proposed single storey rear extension would not run along the whole width of the host dwelling. The proposed extension would project out by 3m from the rear elevation of the host dwelling. The proposed extension would have a mono-pitched roof and constructed using matching materials. The proposed extension is considered to be a subservient addition. Overall, the design of the proposed single

storey rear extension would be of a standard design that is found around the borough and is considered acceptable.

The proposed single storey front extension will be used as a porch. It will be 1.3m deep and 3.1m wide. The proposed porch will have a mono pitched roof and will be constructed using matching materials. The proposed porch would be of a similar design and scale as the porch on the adjoining property of no. 10. Overall, the scale of the porch is considered to be of an appropriate scale with the design being of a standard design.

The proposed window surrounds would include detailing that will match the detailing found on the host dwelling. Additionally, the siting and size of the windows would be in keeping with the host dwelling. Overall, the proposed fenestration of the proposed development is considered to be acceptable.

Paragraph 5.14 of the SPD states that side extensions on corner plots will not normally be granted planning permission for a single or two-storey extension unless it maintains sufficient space between the boundary or back of service strip and the nearest part of the extension. It is noted that semi-detached properties of no's 1 and 3 Lomond Terrace are set approximately 0.8m further forward than the other properties on Lomond Terrace. Nevertheless, the proposed two storey side extension and single storey rear extension will not project beyond the front elevation of the properties on Lomond Terrace. Furthermore, sufficient space would be retained between the side elevation of the proposed extensions and the highway. Additionally, it is noted that no. 6 has a similarly scaled two storey side extension.

Overall, the proposed development would have a general subservience to the host property and would be in-keeping with the host property and the wider area. The proposed development would not unduly impact on the visual amenity of the street scene or the character of the local area.

Therefore, on balance, the proposed development is considered to be acceptable in this location, and therefore it is considered that it accords with policies, P3 and DM1 of the Core Strategy, PfE, SPD and NPPF.

Amenity

The proposed two storey side extension would be sited to the side of the host dwelling and would not project out any further than the host dwelling. The single storey rear extension would project out by 3m from the rear elevation of the host dwelling. The proposed two storey side extension would be face directly towards the side elevation no. 1 Lomond Avenue. The proposed two storey side extension would be 7m from the shared boundary and 10m from the side elevation. The proposed single storey rear extension would be 3.8m from the shared boundary with no. 1 Lomond Terrace and 7m from the shared boundary. There are three windows on the side elevation of no.1. It is noted that there is a window on the ground floor that is the principal window to the kitchen. There is also a window and a partially glazed door on the rear elevation. The proposed extensions would fail to meet the minimum distances set out in paragraph 4.1 of the SPD. However, it is noted that although the proposed extension would see a reduction of light entering the kitchen, the SPD

considers a kitchen to be a functional room and not a habitable room. Therefore, it does not receive the same level of protection as a habitable room. None of the other windows on the side elevation of no. 1 are principal windows to habitable rooms. Additionally, the proposed extension would not project along the full width of no.1 and therefore an open aspect will be retained. Furthermore, it is noted that the level of light and outlook through these windows would still be greater than the level experienced by occupiers of the neighbouring properties in the local area and thereby would not detract from the general levels amenity typical in the area.

In regard to privacy and overlooking, the application proposes a window on the first-floor rear elevation for a bedroom. Although the window would not project any further than the rear elevation of the host dwelling, it would be sited directly in the line of the side elevation of no. 1 Lomond Avenue. The proposal has been amended to add an additional window on the side elevation. It is considered prudent to include a condition requiring the window to have obscured glazing and restricted opening. In regard to the patio doors on the ground floor, these can be sufficiently screened by boundary treatment.

The proposed single storey rear extension would project out by 3m when measured from the shared boundary from the rear elevation of no. 10. The proposed extension would be set 3.8m away from the shared boundary. As such it would adhere to standards set out in paragraph 5.6 of the SPD. In regard to no. 1 Lomond Avenue, although the guidance doesn't relate to this arrangement, nevertheless, consideration has been given to the guidance to assess the potential impact on no.1. The proposed single storey rear extension would not project beyond a 45-degree line measured 3m along the rear elevation of no. 1 and from the shared boundary. Furthermore, it is noted that no.1 is sited to the southeast of no. 8 and therefore no. 8 is sited to the northwest of no.1. As such, the main daylight reaching the rear windows and rear garden would not be substantially impacted by the proposed extension. Additionally, the level of light reaching the rear windows and garden space a more greatly impacted by the two storey residential properties of nos. 8 and 10 along with the outbuilding sited in the rear garden of no.1.

The application has been amended to include a window on the side elevation of the single storey rear extension facing towards no.10. The window would be sited 3.8m from the shared boundary. Boundary treatment between the two properties can sufficiently screen the views from the window.

In regard to the windows on the first-floor side elevation of the proposed two storey side extension, two would be for bedrooms and one for a shower room. The side elevation of the proposed extension would be 16m from the side boundary of no. 6 Birkdale Road and 20m from the side elevation. There are no windows on the first-floor side elevation of no. 6. The proposed extension would therefore meet the minimum space standards set out in paragraph 4.1 and is considered that the proposed extension would not unduly impact on the amenity of no. 6.

It is considered that the proposed porch would not unduly impact on the amenity of any of the neighbouring properties and therefore is acceptable in this regard.

Along with not unduly impacting on the amenity of neighbouring properties, developments are required to provide a high standard of amenity for the occupiers of the application property. All habitable rooms would receive an adequate amount of light and outlook. Additionally, a sufficient amount of outdoor amenity space would be retained for the size of the dwelling following the proposed alterations.

The proposal is therefore considered acceptable and accords with policy DM1 of the Core Strategy, PfE, SPD and NPPF.

Recommendation: Approve with Conditions

Condition(s) (4)

- 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 shall be carried out in accordance with the following drawings and documents hereby approved:

- Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch. Drawing number: DWG 1 of 5. Revision: A. Received by email on 06/05/2026.
- Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch. Drawing number: DWG 2 of 5.
- Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch. Drawing number: DWG 3 of 5.
- Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch. Drawing number: DWG 4 of 5. Revision: A. Received by email on 06/05/2026.
- Proposed Two Storey Side Extension, Single Storey Rear Extension and Front Porch. Drawing number: DWG 5 of 5. Revision: A. Received by email on 06/05/2026.

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 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the extension, the window on the first floor rear elevation facing southwest towards number 1 Lomond Terrace shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The window shall be retained as such thereafter.

Reason: In the interest of amenity and in compliance with Policy 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.