

Officer Report

Case Reference: 25/01170/HOUS
Location: 14 BERKELEY DRIVE, ROCHDALE, OL16 4UF
Proposal: Single storey infill extension to side (below existing first floor extension), construction of pitched roof on existing side extension and part two-storey, part single-storey rear extension, following demolition of detached garage
Recommendation: Approve with Conditions
Officer: Majid Mir

Location

The application relates to 14 Berkeley Drive, a two-storey semi-detached property located in a cul-de-sac in Rochdale. No. 14 faces east towards the highway. To the rear, no. 14 shares a boundary with no. 11 and no. 13 Ryeland Close. No. 14 is adjoined to no. 16 to the south and shares a boundary with no. 12 to the north.

Description of Proposal

Planning permission is sought for a part two-storey, part single-storey rear extension, infill of the ground floor that is set below the existing first floor extension and is set up on columns, and a hipped roof above the flat roof of existing side extension.

The application also proposes to demolish the existing detached garage located to the rear.

The proposal would be constructed from materials matching the host dwelling.

Relevant History

21/00011/HOUS - Single storey infill extension to side (below existing first floor extension) and single storey rear extension, following demolition of detached garage. Decision: Approve subject to conditions.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Neighbour notifications via letters were sent to surrounding properties. No responses have been received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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 two-storey rear extension has been amended with the projection of the first-floor element of the proposed extension being reduced. As such, this element of the proposal has been amended from a two-storey rear extension to a part two storey, part single storey rear extension. The projection of the first-floor element of the proposed extension has been reduced from 4.5m to 3m. A mono pitched roof has been added to the single storey element of the proposed extension.

Assessment

Design and Visual Amenity

The application proposes to infill below the existing first floor side extension. The existing side extension sits flush with the front elevation of the host dwelling and the side elevation is close to the shared boundary with no. 12. The infill would see the voids between the three columns bricked up with bricks to match the existing dwelling. A hipped roof is proposed on the flat roof of the existing side extension. The proposed roof would be set slightly below the ridge height of the host dwelling and the pitch of the roof would match that of the host dwelling. It is noted that the existing structure fails to meet the requirements set out in paragraphs 5.11 to 5.13 in regard to terracing. However, the infill and the hipped roof would be more in character with the host dwelling and the wider area. The proposal would retain a sense of subservience to the host dwelling, and when compared to the existing, the proposal would have a positive visual amenity impact on the host dwelling as well as the character of the area. Therefore, the proposed infill and the proposed roof are considered to be acceptable.

To the rear, the proposed part two storey, part single storey rear extension would have a ridge set considerably below that of the host dwelling. The proposed extension would have a hipped roof design that matches that of the host dwelling. A mono pitched roof is proposed to bridge the ground floor and first floor elements of the proposed extension. The proposed extension would be appropriately designed and would represent a subservient addition to the host dwelling.

Materials of the proposed development would match the host dwelling and would be designed appropriately for this context.

The proposed fenestration to the front and rear would be appropriately sited and the design would be in keeping with the host dwelling.

The design of the proposal is considered to be acceptable and accords with policies DM1 and P3 of the Core Strategy, the SPD, the PfE and the NPPF.

Residential Amenity

The proposed infill extension would be close to the shared boundary with no. 12. To the side elevation of no. 12 there are two windows and a door. The windows are not principal windows and nor are they windows that service habitable rooms. It is therefore considered that the proposed infill would not unduly impact on the amenity of no. 12.

In regard to the proposed part two storey part single storey extension, the application property and the neighbouring property have detached garages sited close to the shared boundary. The detached garage of no. 12 is set approximately 1.5m further back than the rear elevation of the host dwelling and the detached garage at no. 14 is set approximately 2m further back than the rear elevation of the host dwelling. The application proposes to demolish the existing detached garage to allow for the construction of the proposed extension. The single storey element of the proposed

extension would project out approximately 3.2m when measured from the rear elevation of no.12. As such, this element the proposal would exceed the limits set out in paragraph 5.6 of the SPD by 0.2m. It is however noted that the proposed extension would be screened by the detached garage of no. 12. Furthermore, it is considered that the single storey element of the proposed extension would not have a greater amenity impact on the occupiers of no. 12 when compared to the existing arrangements.

In regard to the two-storey element of the proposal, the proposed extension would project out by 3m when measured from the first-floor rear elevation of no. 12. Paragraph 5.10 of the SPD states that 'where there is a single storey extension at the rear of the neighbouring property, which is close to the common boundary, the 2.4m distance will be taken from a point 3m along the common boundary from the nearest point of the first floor of the rear elevation of the adjoining or adjacent dwelling(s).' Considering the siting of the detached close to the shared boundary and the distance from the rear elevation, it is considered that the criteria would be applicable to this application. As such, the proposal would accord with the requirements set out in paragraph 5.10. Furthermore, noting that there is a detached garage sited close to the shared boundary, the rear elevation of no.12 is set approximately 3.3m from the shared boundary, it is considered that two storey element of the proposed extension would not have an unacceptable impact in regard to overshadowing or overbearing impact.

The two-storey element of the proposed extension would have a bedroom room window on the rear elevation, facing towards no. 11 Ryelands Close. No. 11 is a bungalow and is set on lower ground than that of no. 14. The window would be approximately 11.9m from the rear shared boundary and approximately 20.6m from the rear elevation of no.11. It is considered sufficient distance would be retained between the proposed extension and the neighbouring property to not unduly impact on the amenity of no.11.

The submitted plans indicate the provision of natural light to all habitable rooms and that sufficient garden space, and a functional layout would be retained. As such, the proposal would ensure an acceptable standard of living for existing and future occupants.

As such it is considered that the proposal would not unduly impact on the amenity of the occupants of neighbouring properties or the occupants of the application and property and would be in accordance with policy DM1 of the Core Strategy, the SPD, the PfE and the NPPF.

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

- Location plan
- Existing site plan and existing floor plans. Drawing no: 2366/1
- Existing elevations. Drawing number: 2366/2
- Proposed site plan and proposed floor plans. Drawing no: 2366/3. Received by email on 17/08/2026
- Proposed elevations. Drawing no: 2366/4. Received by email on 17/08/2026

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.

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.