



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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Our ref: 25.3675

Your ref:

RETROSPECTIVE PLANNING APPLCAITON FOR THE ERECTION OF RAISED REAR DECKING

26 Footwood Crescent, Rochdale OL12 6PB

INTRODUCTION

The application looks to gain retrospective approval for the erection of raised decking to the rear of 26 Footwood Crescent, Rochdale. This statement document has been provided to outline the history of the development, assess the area and similar existing local developments, provide details of the proposed alterations to the existing decking and provide a statement from a neighbouring property owner all to support the submission with a view to gaining retrospective approval.

SITE CONTEXT AND EXISTING DEVELOPMENTS

Southern areas of Footwood Crescent are characterised by large changes in levels, these topographical factors contribute to stepped house designs and significantly pitched gardens which, to the East, means garden areas incline wildly towards Shawclough Road requiring tiered garden designs which necessitate raised platforms in order to create a usable garden areas.

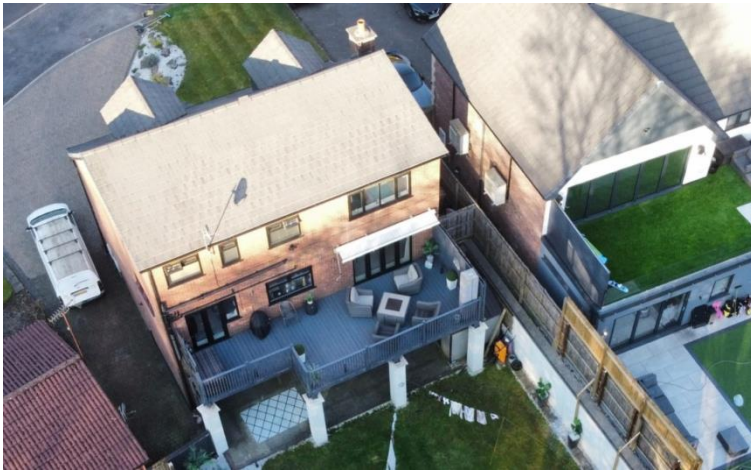
The Western side of Footwood Crescent experiences the exact opposite characteristic with gardens sloping down greatly to levels 3.5m+ lower than the FFL of the associated houses. These large level differences have resulted in dwellings throughout Footwood Crescent to adopt raised decking areas in order to provide a usable and safe garden spaces. A number of examples of existing raised decking found on existing dwelling in the area are provided below:



28 & 30 Footwood Crescent, Rochdale



37 Footwood Crescent, Rochdale



37 Footwood Crescent, Rochdale

In the case of the proposal site, 26 Footwood Crescent, the dwelling is orientated such that the rear garden area is effected by the topographical level changes more than any other dwelling along Footwood Crescent. As such development is required in order to ensure the garden area is safe and usable.

PROJECT HISTORY

Historically 26 Footwood Crescent utilised a raised decking area to the rear of the dwelling; however the decking was very small and provided no access to the lower garden level.

In 2024 a retrospective Planning Application was submitted in order to regularise works that had been completed without Planning Permission, these works consisted of a new decking area with associated guarding sited over a larger area of the lower level garden. Given the character of the area, in principle, the development would seem to be justified however the local planning authority refused the application citing issues and concerns relating to privacy to surrounding properties, namely 28 and 17 Footwood Crescent.

This application looks to address the concerns brought by the Council through effective proposals that would remove privacy concerns while allowing the garden of 26 Footwood Crescent to remain usable.

PROPOSED ALTERATIONS

The existing decking area provides a 1.1m high glass guarding throughout the decking area. While there is considerable natural screening along the boundaries of the garden through tall trees and shrubs, it is acknowledged that landscaping features are susceptible to seasonal changes and could even be removed altogether without limitation barring the existence of local TPO's. The proposal therefor looks to incorporate localised screening to the existing decking area that would remove any concerns relating to privacy to surrounding dwellings. Drawing 25.3675.5 Proposed Details and 25.3675.7 Existing and Proposed Block Plans illustrate where the new screening will be located and the details of the screening itself. The proposed screening is positioned to remove any ability to overlook number 28 and 17 Footwood Crescent in a manner that is in keeping with the existing decking design and matches that of other dwellings in the area that have made use of similar screening systems.

NEIGHBOUR STATEMENT

Following the 2024 refusal, the owner of No. 17 Footwood Crescent provided the following written statement for the purposes of supporting any future applications:

Your Reference:24/0131/ECU

Dear Sir/Madam,

I am writing in regard to the rejection of the above decking planning (Application number 24/01212/HOUS). I understand from the application that this was refused by the local planning authority. I wanted to object to the refusal reasoning. The refusal was provided because I quote "The installed terrace offers unobstructed views into the rear garden and rear facing window of 17 Foot Mill crescent".

I wanted to make clear I have absolutely no objection to this decking planning. I have no concerns over any unobstructed views into my rear garden. I am disappointed that my property was mentioned in the objection without any discussion with myself. This is no objection for me. I am happy with the decking, and I am happy with the layout of this and reiterate it does not have a view into my garden of concern.

I would also like to question why my address and objection was filed without my knowledge or agreement and I would like a investigation into this and an explanation.

I advised the property owner of this application that having a decking as built would allow his children to play safely and freely in their home.

Given my thoughts and justifications on the application I would like this to be reconsidered also any decisions made should not be based on any unobstructed view of my garden as I disagree with this and I am happy with what has been built, and it has no impact on my privacy.

If you wish to discuss this further, please do not hesitate to call me

CONCLUSION

Following the 2024 Planning Application, it is clear that the single reason for refusal from the Council was regarding the privacy concerns to No. 17 & 28 Footwood Crescent. Given newly proposed localised screening, the single reason for refusal has been addressed in a way that is both reasonable and in keeping with the area and therefore the application should be granted approval.