



Groves Town

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Client	Mr and Mrs J Larner
Document Title	Planning Supporting Statement
Version/Date	V1 30 October
GTP ref	2508002
Site	15 Woodfield Road Middleton M24 1NF

1 Introduction

1.1 Planning permission sought for the alteration and extension of the existing dwelling at 15 Woodfield Road.

1.2 This application follows the submission and refusal of a previous scheme considered under ref 25/00490/HOUS. There is no copy of the decision notice or any officer report on the relevant pages of the Council's website, notwithstanding that it is noted that the application was refused on 13 August 2025. This was notwithstanding attempts to amend proposals to meet officer expectations.

1.3 The notice in fact focused on issues relating to the impact of development of amenity and the character and appearance of the street scene as justification for the refusal.

By reason of its design, size, siting and massing, the proposals would constitute an incongruous, disproportionate and poorly designed development that would be detrimental to the character and appearance of the host property and surrounding area. The proposed development therefore fails to comply with policies DM1 and P3 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.

1.4 Consequently the applicant has entered into pre-application discussions prior to the submission of an amended scheme. PREAPP/00082/25 This process has resulted in a number of iterations and amendments but has provided scope for dialogue and greater clarity in terms of officer requirements and advice from the

Council dated 20 October 2025. This advice provides the conclusion that based on plans submitted through the pre-application enquiry that the proposed development is likely to be approved.

1.5 This submission is based on that advice and the plans on which considered.

1.6 This statement covers the following topics

- Description of the site
- Description of the development
- Planning history
- Policy appraisal
- Assessment of material considerations

2 Site Description

2.1 Woodfield Road is a cul de sac, located in a residential area to the south of Middleton Town Centre.



2.2 Woodfield Road is typified by a range of mid 20th century detached dwellings.

Whilst there may once have been some unifying features such the colour of facing bricks and roof tiles, there has been a considerable amount of alteration and extension to the majority of houses. This results in contrasting appearance of almost every building and frontage boundary treatment as illustrated below.



10 Woodfield Road



12 Woodfield Road



Site of 12 Woodfield Road circa 2008



12 and 14 Woodfield Road



16 and 18 Woodfield Road



20 and 22 Woodfield Road



17 and 19 Woodfield Road



13 and 15 Woodfield Road



15 Woodfield Road



15 Woodfield Road circa 2020

2.3 It is apparent that over time buildings have been altered to an extent where any original character driven by consistency in build form, design, fenestration and use

of materials has been lost. Character today is best defined as reflection defensive frontage treatments with frontages dominated by hard surfacing and parking. Design is eclectic and inconsistent as is the use of window design and materials. Some degree of consistency exists in terms the increasing prevalence of some level of distinctive design and 21st century suburban grandeur. This does not make for an unpleasant location but has moved the character of the street a long way from its mid-century origins.

3 Description of the development

3.1 The application now proposed continues to seek planning permission for development as described in the original application

Alterations to existing roof including Increase in height, two storey front extensions, front dormer extensions, single storey side extension, alterations to existing rear extension, alterations to existing fenestration and application of render to elevations

3.2 The illustrations below are extracted from submitted drawings to show the scheme from existing through the previous application and to the current submission.

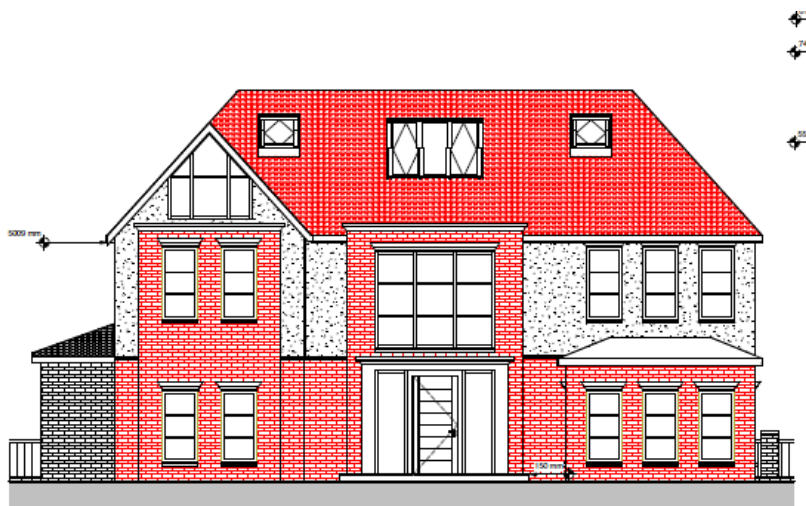


Front elevation as existing





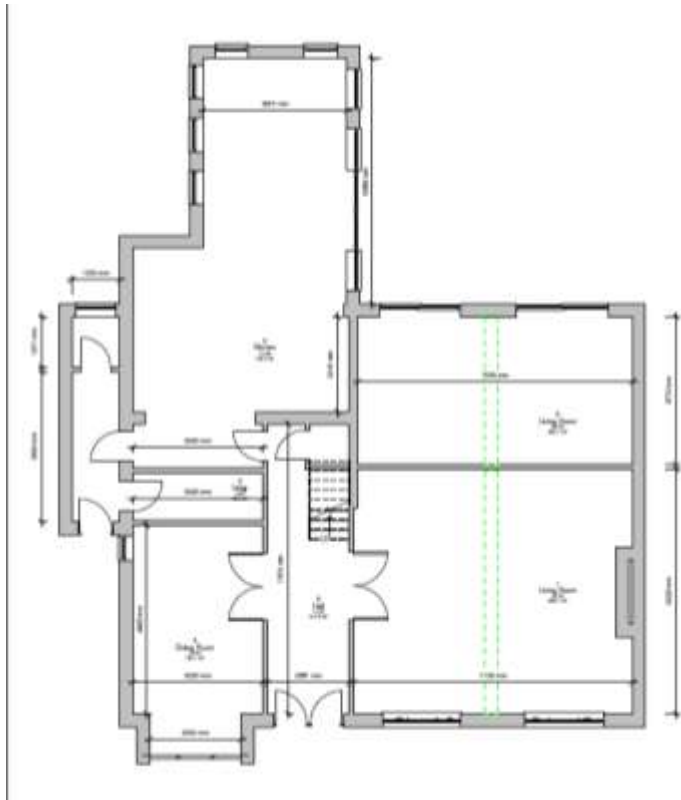
Front elevation as refused



1 Front Elevation - Proposed
1:50



Front elevation as now proposed



Existing ground floor plan



Refused ground floor plan



Proposed floor

3.3 The application is now submitted with the following drawings

- A100 rev B Existing plans
- A101 rev B Existing elevations
- A102 Proposed plans
- A103 Proposed elevations
- A104 Proposed plans
- A105 Proposed internals 3D images
- A106 Proposed externals 3D images
- A107 Location and site plan

3.4 It is apparent from review of the above that whilst the existing building will undergo extensive remodelling, footprint remains largely unaltered with the exception of an extension to the rear.

3.5 Plans and illustrations show how advice has been taken into account.

3.6 Fenestration is now more consistent in design and proportionate in form.

3.7 The use of render and brick is more sensitively balanced compared with the original submission.

3.8 The extension of the porch feature above first floor eaves has gone with a more sensitive feature sitting proportionately within the presentation of the front elevation.

3.9 Forward projections and the entrance are in better proportion and use an arrangement of materials which present a better image to the street elevation.

3.10 The rear elevation is tidier with improved consistency in window design and layout.

4 Planning History

4.1 As will be apparent the dwelling has been extended previously. This additions have been the subject of applications in 2006 (06/D46376 and 06/D47029) and 1986 86/D19318.

5 Policy appraisal

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to determine a planning application in accordance with the Development Plan unless material planning considerations support a different decision

5.2 The National Planning Policy Framework supports this position confirming that there should be a presumption in favour of granting planning permission for

sustainable development where proposals accord with an up to date development plan. Paragraph 7 of the Framework notes the objectives behind securing sustainable development and paragraph 10 decisions should reflect the guidance of development to sustainable solutions so that they reflect the character and need of each area.

5.3 No other specific reference is made to a particular paragraph of the NPPF which was relevant to the previous decision, but it assumed that reference to section 12 Achieving well-designed spaces is a focus for consideration.

5.4 In this case the development plan consists of the adopted Rochdale Local Plan, Places for Everyone Joint Development Plan and the Standards for Residential Development SPD.

5.5 In the previous reason for refusal reference was made to policies DM1 and P3 of the Local Plan, JP-P1 of Places for Everyone and the SPD in general with no specific reference to any particular provision of that document.

5.6 It is noted that there is specific reference to the character of the area in which the application site is location in policy. The site does not lie within a conservation area.

6 Appraisal

6.1 Correspondence leading to the initial refusal to grant planning permission noted the following areas of concern

- The development fails to be in keeping with the character of the street scene.
- The existing dwelling is modest and does not jar within the street

- The proposal would have adverse impact as a result of its scale and massing
- Incongruous design given the overriding Arts and Crafts styling of dwellings within the street scene.
- This styling gives a distinctive feeling to the street scene, with asymmetrical gables, specific window design, the use of bay and oriel windows, deep sheltered porches and soft landscaping (Email from TBC 5 Aug 2025)

6.2 In contrast the response to amended proposals secured through the later pre-application process notes the following.

- Changes are welcomed and are considered an improvement of previous scheme
- Removal of the central projecting bay is acceptable
- The varied house types and building heights of existing dwellings enable acceptance of increased height of dwelling proposed
- There is no impact on neighbour amenity
- We welcome the merits of the revised plans received though the pre-application process and overall, the proposal is likely to have an acceptable impact on amenity and the overall design is likely to be considered acceptable if a future application is to be submitted.

6.3 Whilst it is considered that some of the conclusions reached in the initial application can be challenged, the later assessment of the amended scheme, as submitted with this application followed dialogue with Council officers and response to specific suggestions relating to detailing the scheme.

6.4 It is considered that the presence of some dwellings which retain their original Arts and Crafts styling has been previously overstated and this is no longer the

prevalent form or scale of dwellings on Woodfield Road. The introduction of replacement dwellings, the extension and modification of many of the existing buildings and frontage treatment has eroded historic character to a point where can no longer be considered as overriding.

6.5 Permitted development rights and the lack of control which might be available if for example the area had attained conservation designation limit scope to realistically a specific characterisation even if that once might have been desirable.

6.6 The refusal of the initial application and consequent dialogue has seen the planning process at value to the outcome. The development now proposed is better than that which was refused in terms of the objectives of national and development plan policy.

6.7 As noted in the description of the development and the illustration of refused and proposed schemes, remodelling of the front elevation, redesign of fenestration and careful selection of materials creates a building which sits comfortably with the established street scene as it now exists.

6.8 The reasons given for the previous approval have been addressed. The proposed development now meets the objectives of the NPPF in terms of securing sustainable development which is well designed and sympathetic to local character. (NPPF para 136(c))

6.9 The proposal is consistent with the objectives of Development Plan policies.

7 Conclusions

7.1 With the guidance provided through pre-application discussion with officers, a scheme has evolved which meets officer expectations and delivers a scheme which is considered to consistent with national and development plan policy.

7.2 The detailed scheme now tabled precisely reflects that advice and the opinion provided by officers that the proposal is now acceptable.