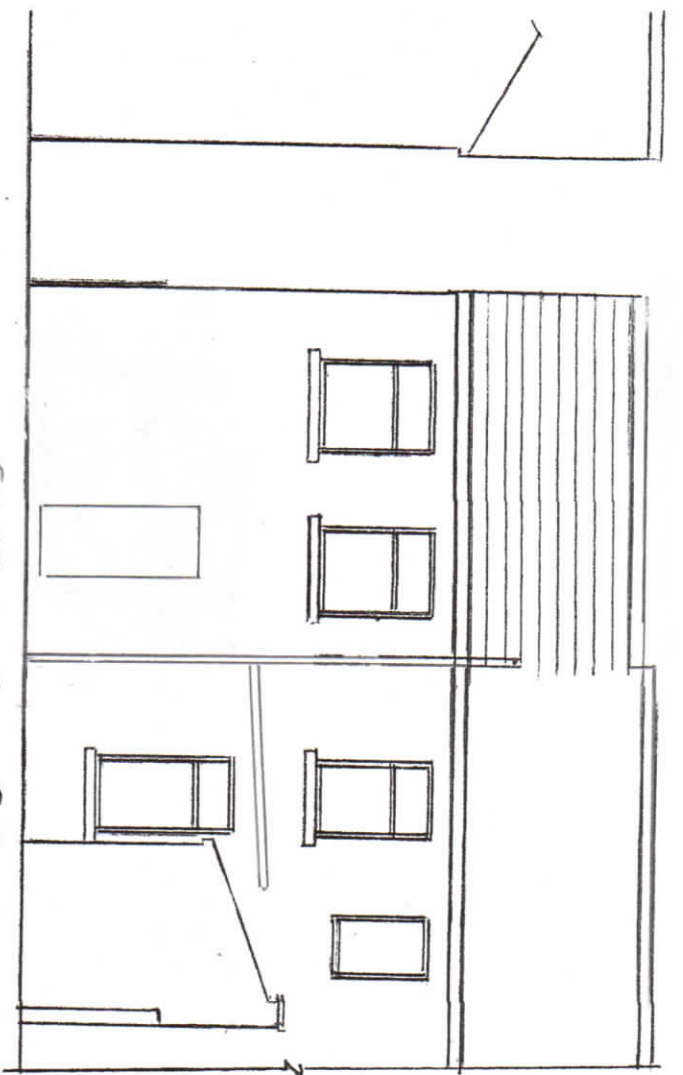
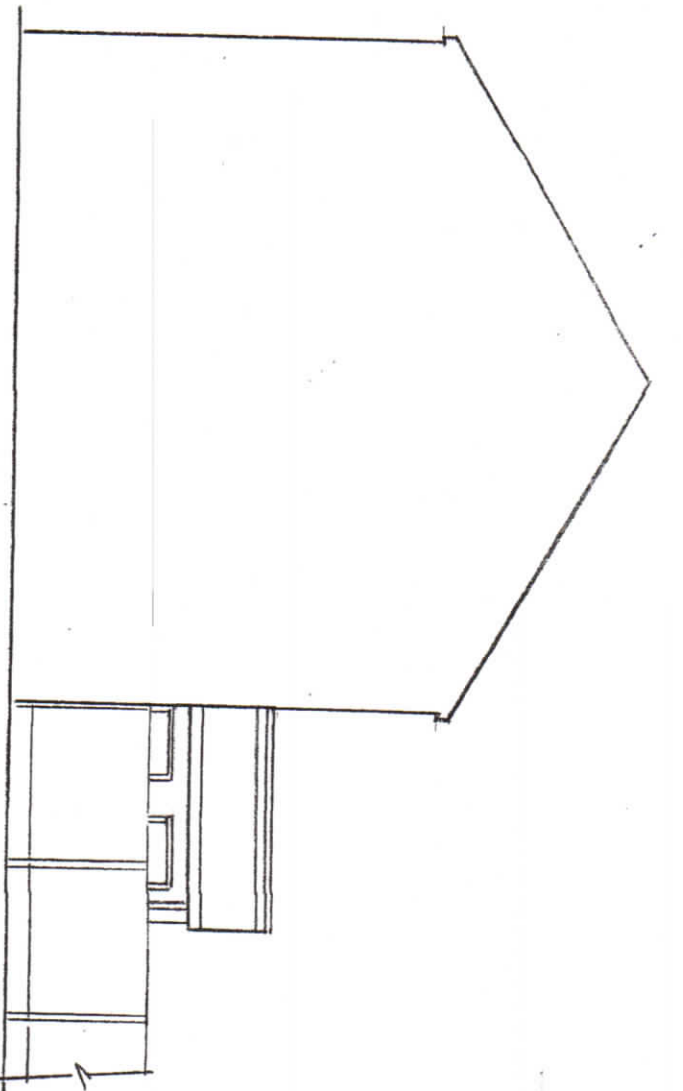
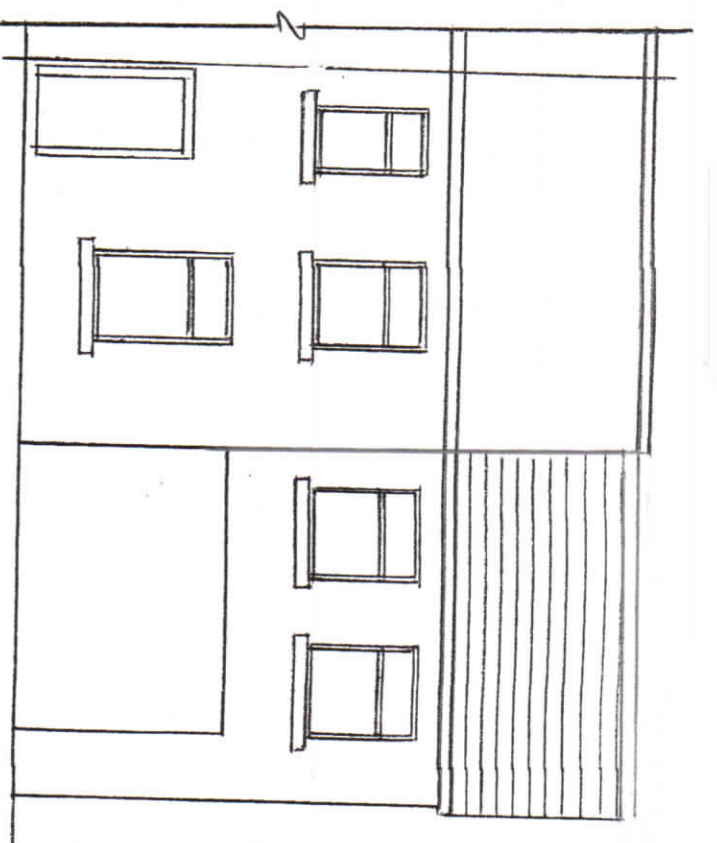




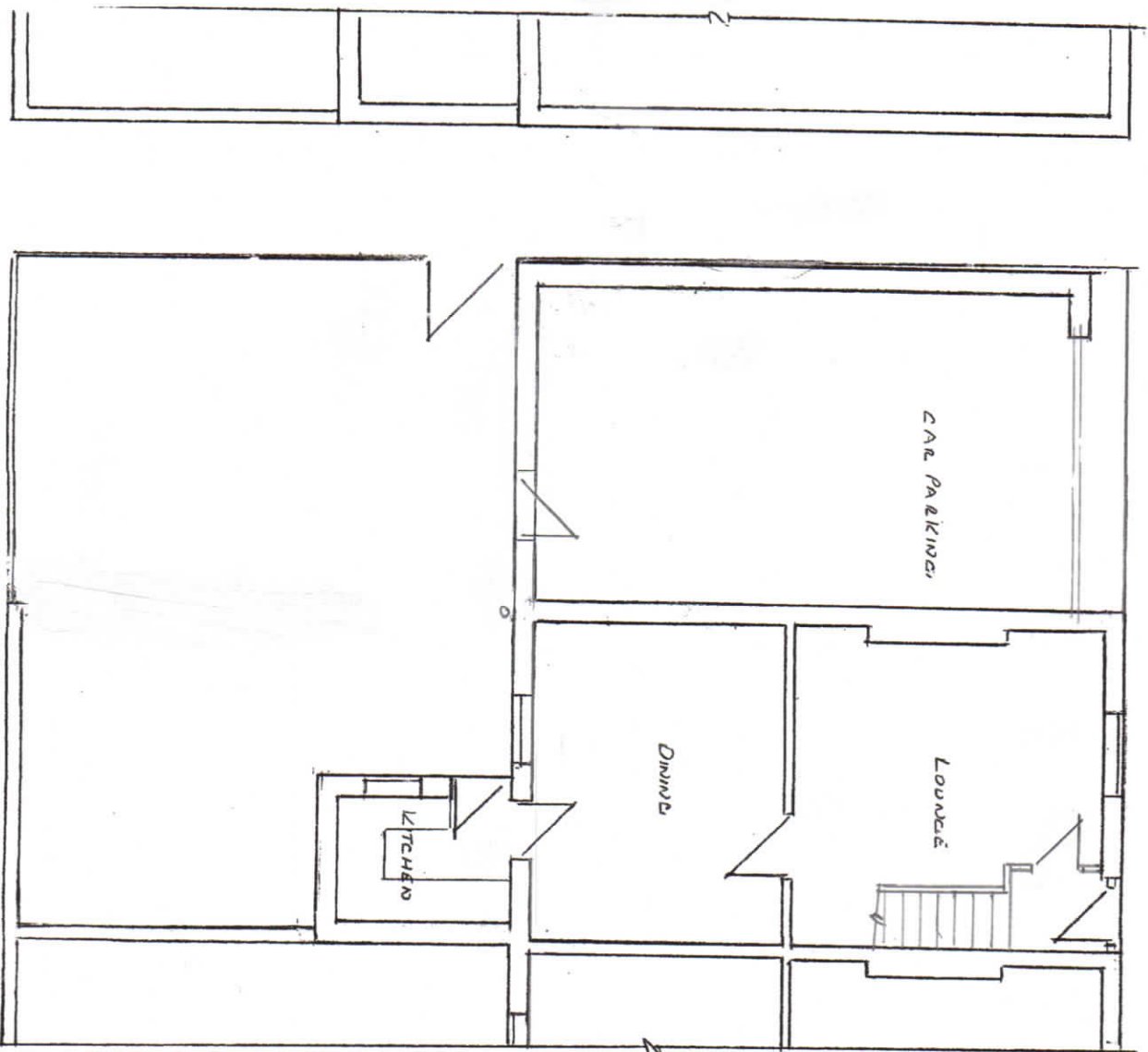
EXISTING REAR ELEVATION



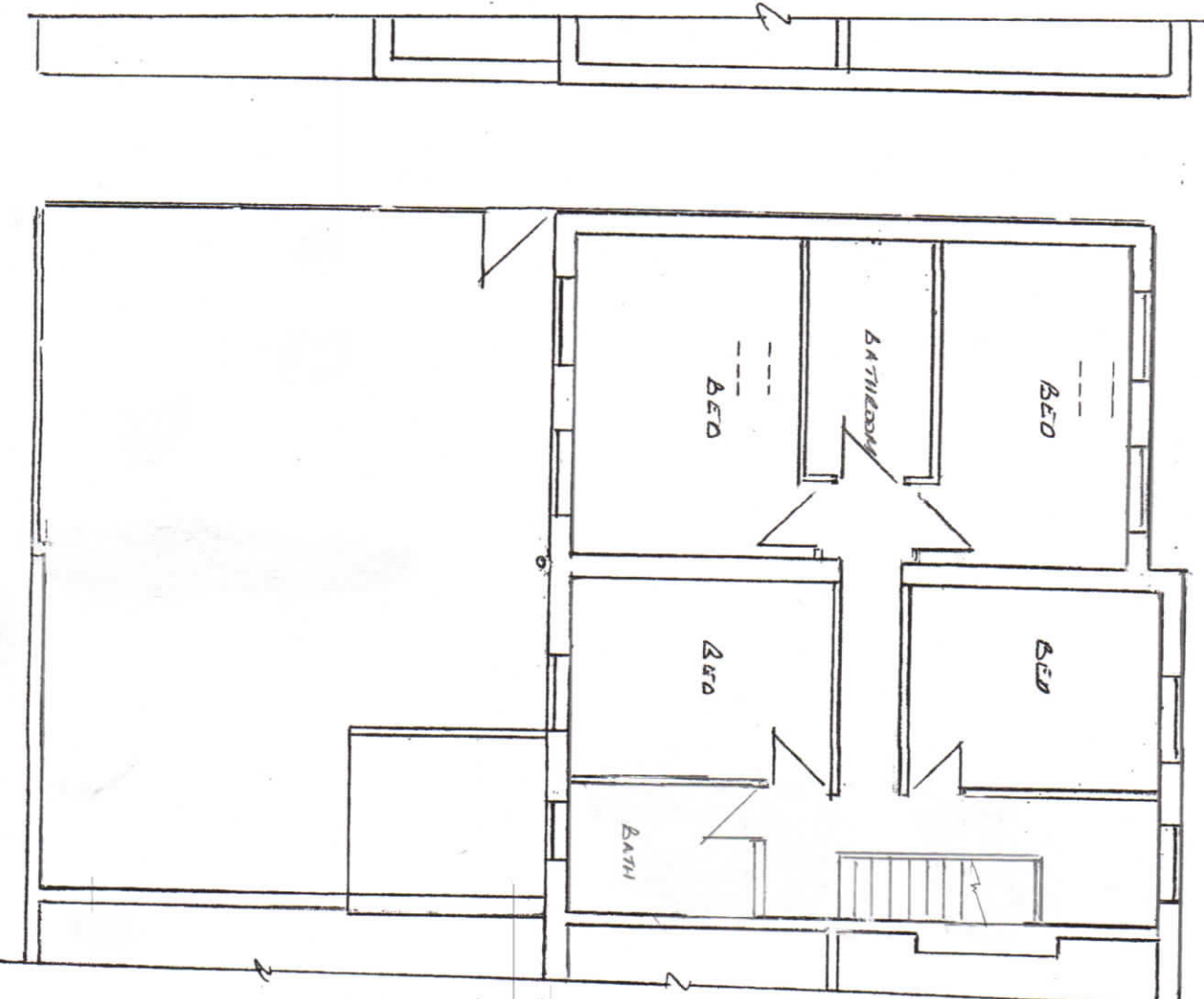
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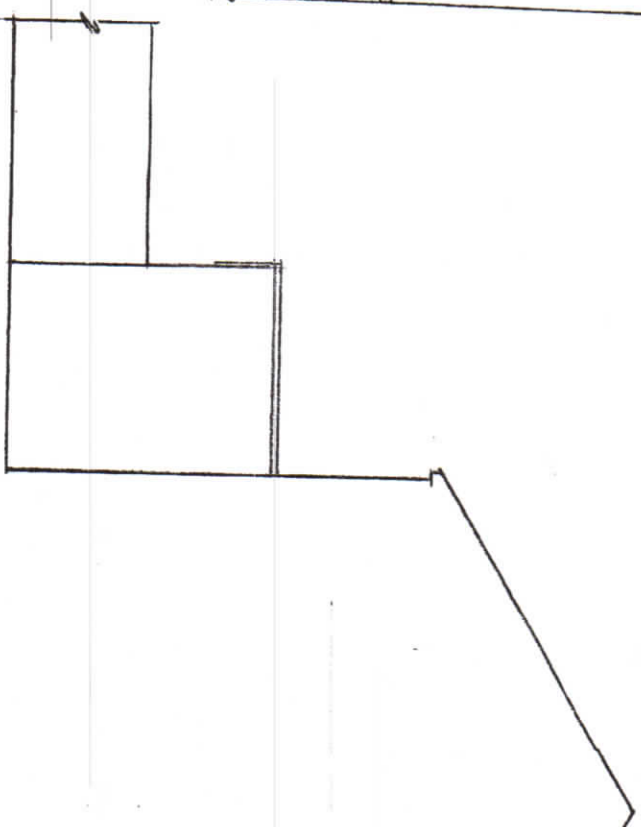
EXISTING FRONT ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SIDE ELEVATION

Thompson Designs

Tel 0161 705 1458 Mob 07884 318634

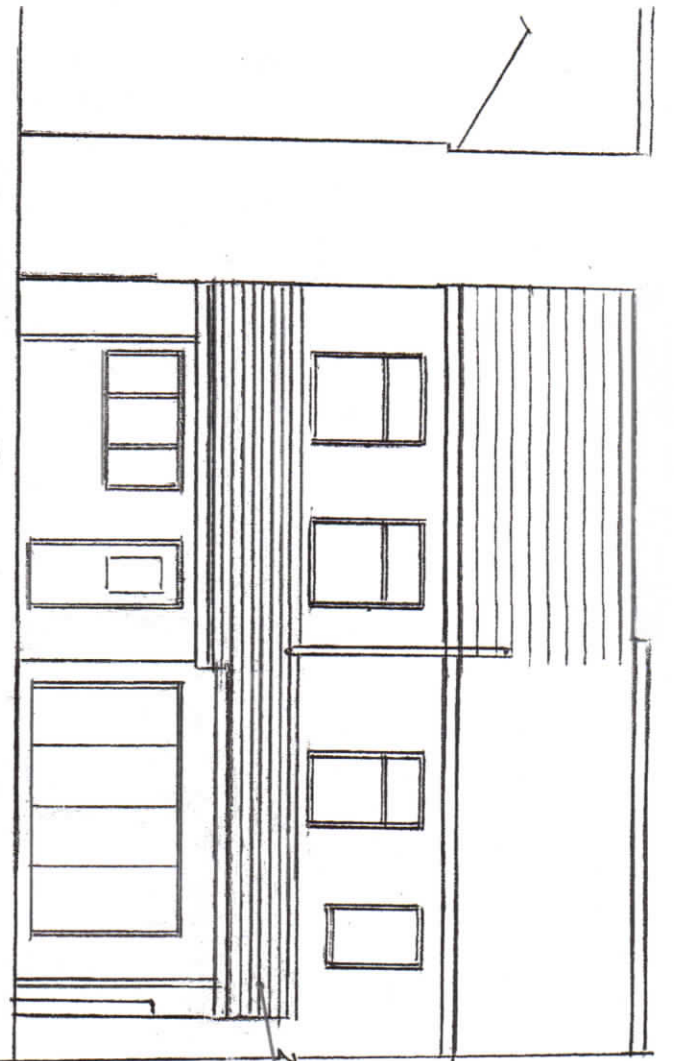
Sheet 1 | Rear Extension

Existing Plans and Elevations

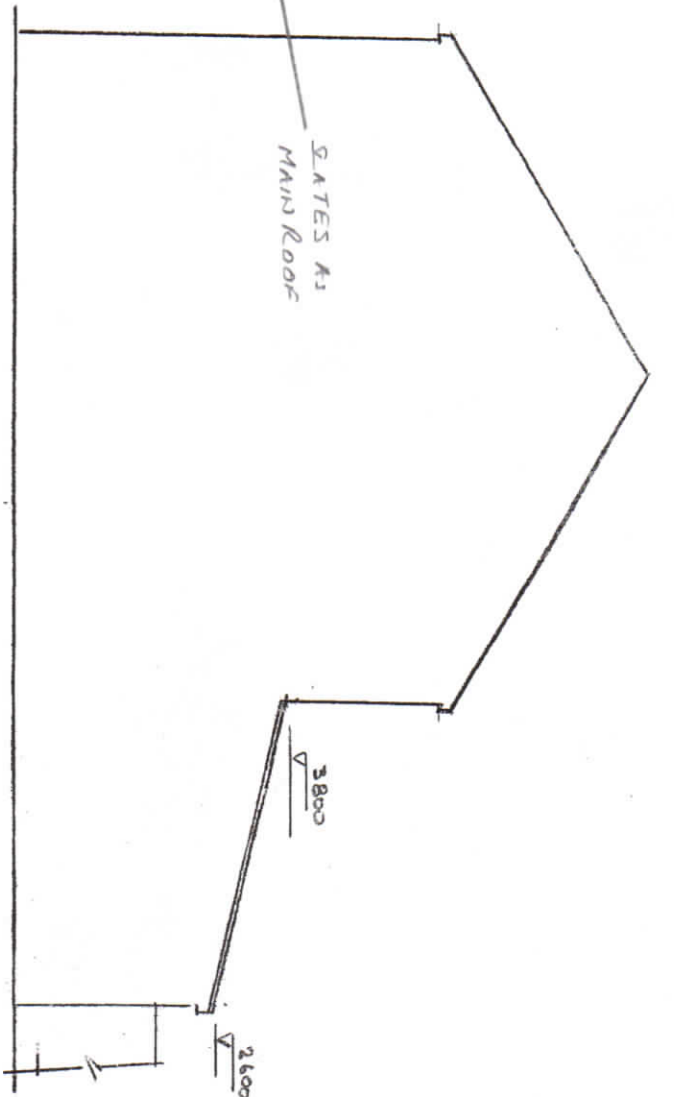
71 Peel Street

Rochdale OL12 6PN

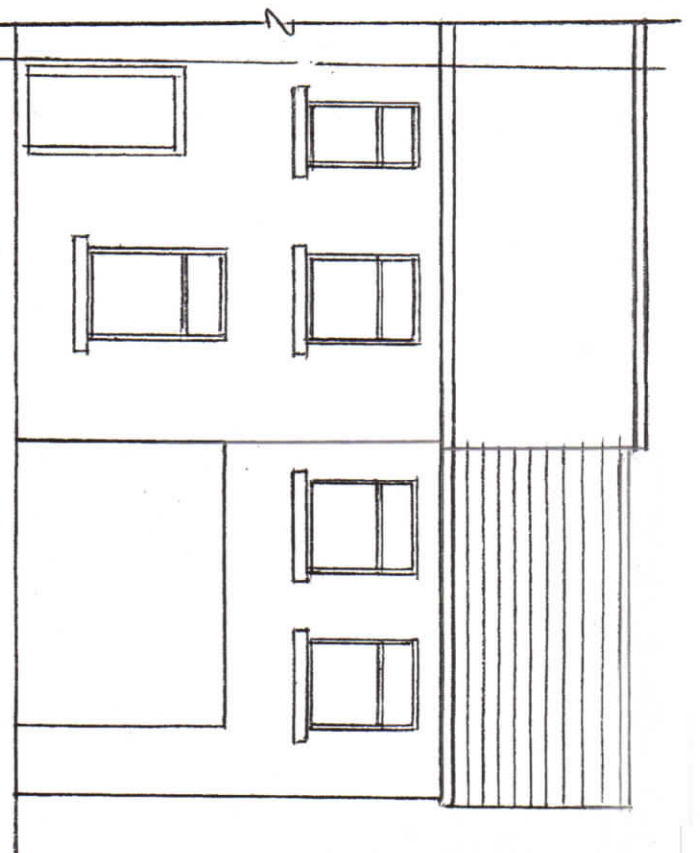
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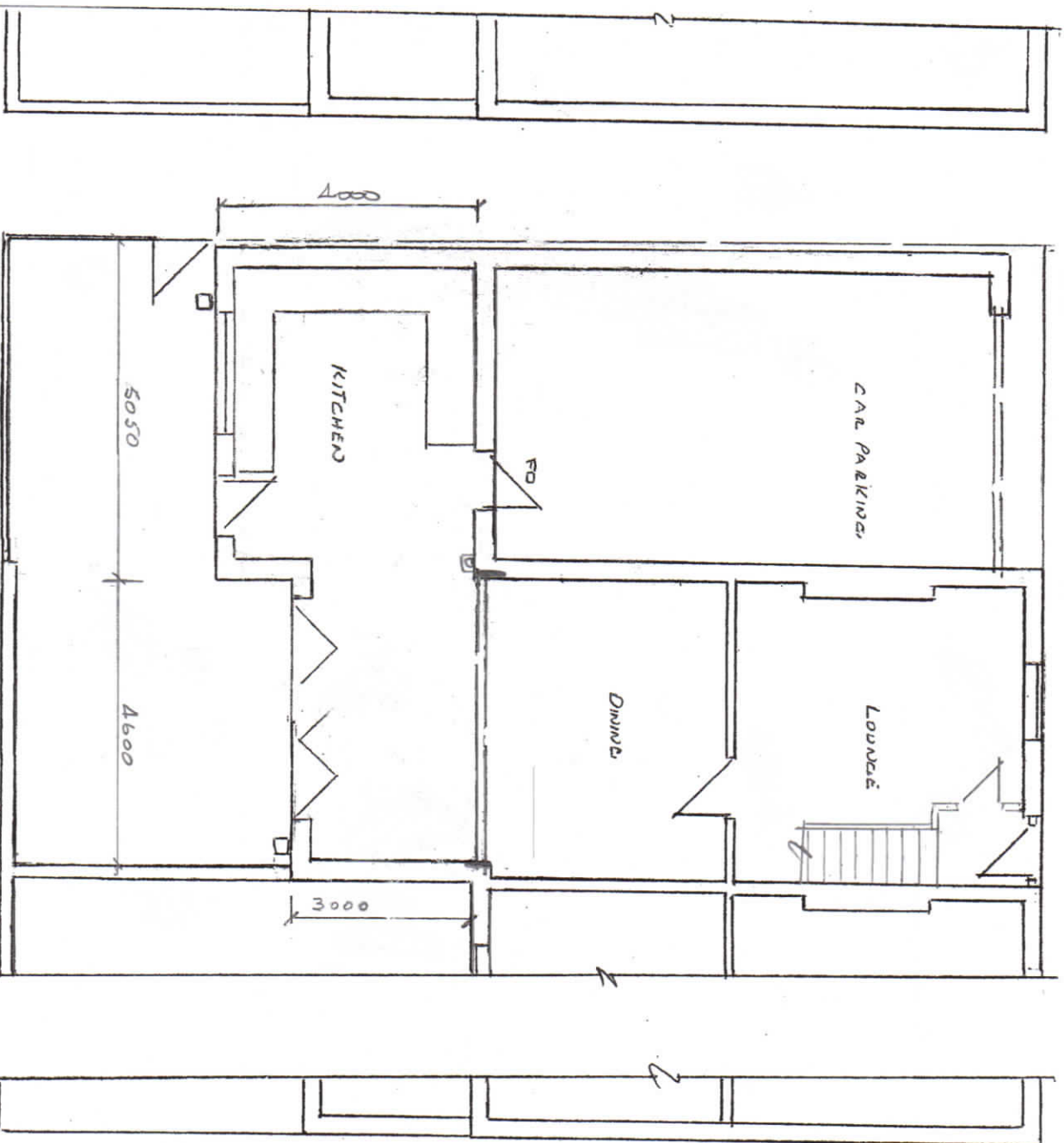
PROPOSED REAR ELEVATION



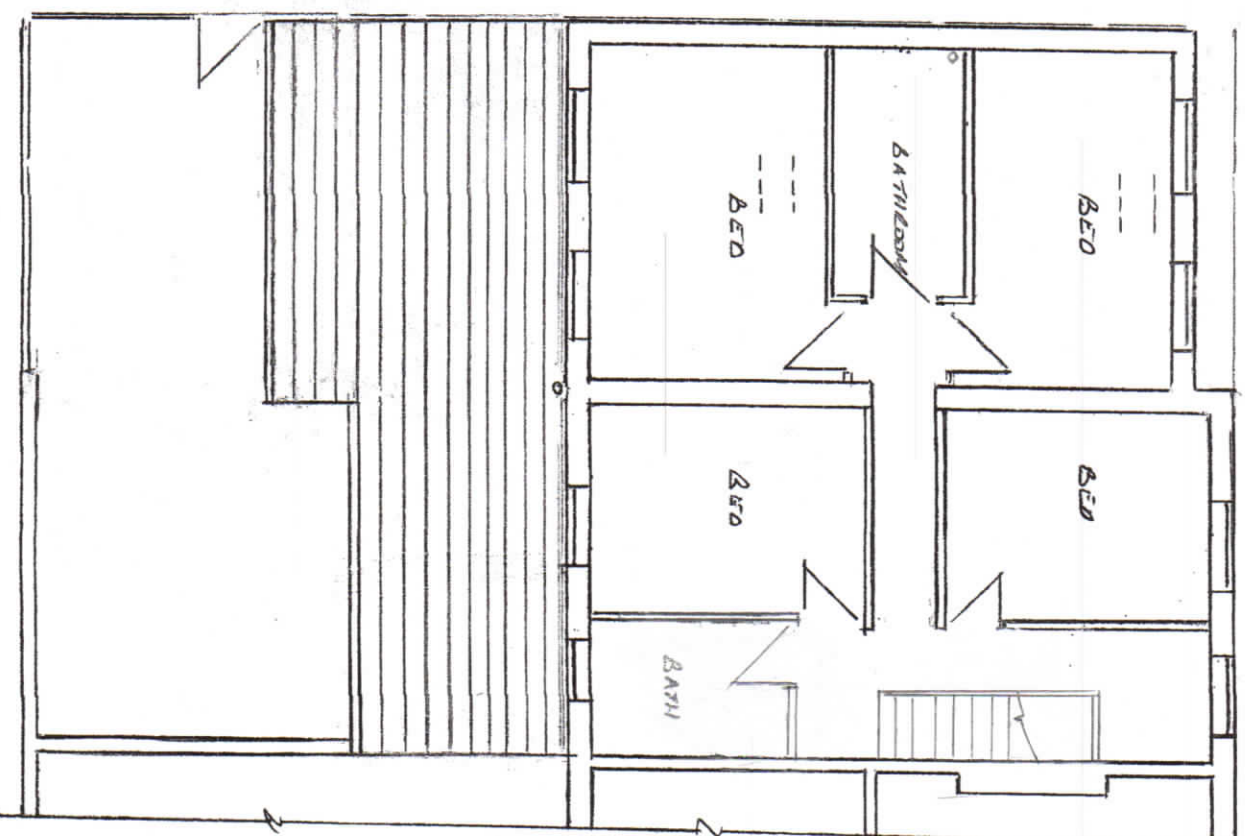
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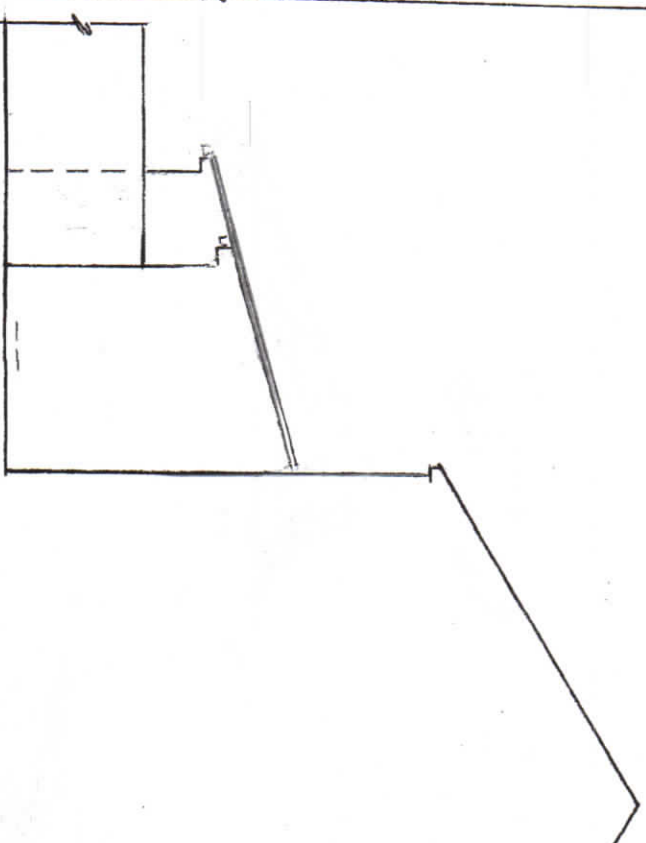
PROPOSED FRONT ELEVATION



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SIDE ELEVATION

Heritage Statement

Property

71 Peel Street, Rochdale OL12 6PN

Introduction

This application relates to number 71 Peel street, Rochdale.

The property is a 19th century terraced property located adjacent to and within the setting of, the St Edmunds Church Falinge Conservation Area, a designated heritage asset.

Previous Proposal

The property was granted planning approval in 2021 for the building of a 2 story side extension which has been completed.

Proposal

The applicant seeks planning permission to build a single storey rear extension projecting 3m from the rear on the adjoining property boundary to replace the existing kitchen and projecting 4m at the opposite boundary.

The full extension will cover less than 50% of the rear yard area.

The extension would be constructed in facing brick to match the new two storey side extension and have a pitched roof in slate tiles to match the existing roof

Assesment – Heritage and planning

The property has been the family residence for many years and the applicant is keen to remain in the property having just increased the property to have 4 bedrooms. However, typical of this type of accommodation the existing ground floor kitchen is very small and is not suitable for the increased family size so is now a necessity to provide additional kitchen and dining space on the ground floor.

Clearly in achieving this aim a balance needs to be struck between the requirements of the development and heritage concerns namely;

1. The desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and
2. The desirability of preserving or enhancing the character and appearance of the Conservation Area.

Justification

It is considered that the proposed extension and the proposed alterations to the property, will not detract from the character and appearance of the conservation area. The proposal makes a positive contribution to the subject property and secures the long term viability of the property for the applicant and also has long term benefits for the health and wellbeing of the occupants.

Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.