



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



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

Tel: 01706 354888
Mob: 07817 623183
07817 243398
Email: admin@jamescampbellassociates.co.uk
Web: www.jamescampbellassociates.co.uk

Date: January 2023

Our ref: 22.2949
Your ref:

Location: 9 Tenterhill Lane Rochdale OL11 5TY

Proposal: Two-storey front extension and installation of ground floor high level window to side elevation

Reasons for Refusal

1.) By virtue of its design, form and massing the proposed extension plus dormers would be an unsympathetic and non-subservient addition to the host dwelling, and it would significantly erode the character and uniformity of the immediate streetscene. As such, the proposal would not accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework

Amended Scheme Changes

1. *OFFICER REPORT - The SPD sets out in paragraph 5.1 that extensions should be designed to be in keeping with the host property and generally should be subservient to it. –*

The proposed extension continues the gable frontage at first floor, matching the existing dwelling, the ridge is continuous, any drop in ridge would be out of keeping with the host dwelling and surrounding area and constitute poor design. The ground floor is set forward to the building line of No 7, with a lean-to roof, in line with the No 7.

2. *OFFICER REPORT - This proposed development is not considered subservient to the host dwelling as it extends to the front of the host dwelling by some 6 metres and will result in an overall change in appearance and character of the property that is detrimental to the dwelling itself and as it will become the most prominent feature of the dwelling.*

The proposed extension is a continuation of the existing prominent gable and ridge line, therefore in keeping and of no negative effect to the host dwelling, the lean to roof at ground floor level is in keeping with the surrounding area.

3. *OFFICER REPORT - The proposed development will project to the front of the house and in front of the building line and become an overbearing feature in the street.*

The proposed extension does not protrude beyond the existing building line of No 5 & No 7 Tenterhill Lane

4. *OFFICER REPORT - Dormers to the front are not normally permitted under the SPD. The street scene is largely unchanged by additions to the front, indeed there are no other similar front facing dormers within the immediate locality. The proposed development would be an incongruous feature on the host dwelling and negatively affect the design and character of the area.*

Dormers and Front Pitched roof Removed.

Conclusion - The redesign to a more in keeping design, utilising a design feature on the existing street scene at ground floor and a continuation of the existing dwelling frontage ensures the proposed development accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF