

18 Moorgate Avenue
Rochdale
OL11 5JY

Rochdale BC

27 NOV 2024

**Planning and Development
Service**

SUPPORTING CONSERVATION AND HERITAGE STATEMENT

Proposed Dormer Bungalow Extension – 18 Moorgate Avenue, OL11 5JY

Prepared by Nicola Staley following arranged call with Planning Portal representative on 26/11/24

The site lies within the Moorgate Conservation Area which was designated in 2005. See fig 1

The application comprises of a dormer extension to the rear of the house and sits within the existing footprint of the bungalow. The dormer extension will not be visible from the front of the house and will not be detrimental to the appearance of the house or street.

The height of the roof will increase by approximately 1 meter, this increase in height remains lower than the existing surrounding and neighbouring houses.

The proposed plans will change the roof from a hip roof to a dual pitch gable end. There is no clear uniformity on the street and therefore will fit with the surrounding architecture.

By way of design and materials the existing building is red brick with a blue slate roof, and the materials proposed will be like for like brick and new blue slate, which will be also used to cover the dormer extension (including vertically), enhancing the overall look and feel of the building in a positive way.

18 Moorgate Avenue is a standard 1930's bungalow and the only building of its type on Moorgate Avenue, this is not a listed building and does not have any existing 1930's features. All other homes on Moorgate Avenue are large Semi Detached or Detached properties, 1 other larger bungalow and a block flats that were built in the last 30 years.

The Rochdale Core Strategy policy (P2) protecting, enhancing character, landscape and heritage has been aligned to the building proposal, and will not have any detrimental effect to the appearance of the building and/or the street. The proposed plans will visually enhance the property in curb appeal.

Rochdale Core Strategy Policy P2 – Protect, enhance character, landscape and heritage

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P2 - Protecting and enhancing character, landscape and heritage, 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 'Guideline and Standards for Residential Development' (2016 4.6 Policy P2 refers to protecting and enhancing character, landscape and heritage. The policy requires that proposals will protect and enhance the borough's character, the distinctiveness of its town centres housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. The Council will do this by amongst other things, requiring new development to integrate successfully with the key natural features of the borough and conserving and enhancing townscape character.

No trees, bushes or other elements will be effected within this proposal

The proposal will allow the bungalow to be opened up inside to the rear allowing more internal space, with the addition of a 1st floor main bedroom and en-suite bathroom and storage.

A small extension to the porch is also included in the plans, this sits within the planning parameters due to the small size. The current porch is not deep enough for a full sized door to open.

The property has no heritage or conservation value and the proposed works will enhance both the building and the street.

WINDOWS/DOOR

Due to the small size of the bungalow the windows appear prominent in white and would like to change the colour of the windows to Anthracite Grey or Black that will complement the red brick of the building.

Please see below images taken from Google Street View of other homes within the conservation area on Moorgate Avenue that have grey or black windows.

3 Velux windows are proposed for the front of the roof, these will be flush with the roof and framed to match the roof slates.



Fig. 1

18 Moorgate Ave

