

HERITAGE STATEMENT

30 Emma Street Rochdale OL12 6QW

24/00028/HOUS

Proposed Single Storey Side Extension to Dwelling

A heritage statement is requested by the Rochdale council for this application as the site is situated within the Rochdale Centre Conservation Area. This statement is intended to clarify and support the application for the proposed single storey rear extension. The building is a mid-terrace house dated from the mid 19 Century and is neither statutory nor locally listed. In planning terms, it is therefore considered an undesignated heritage asset. It also stands immediately within the setting of the St Edmunds Church Falinge Conservation Area and a designated heritage Asset.

Proposals have been submitted to Rochdale Metropolitan Borough Council for the single storey rear extension. The heritage issues arising are its impact upon the significance (i.e., heritage interest and values) of the undesignated building and the setting of the conservation area.

The applicant seeks planning permission to build a single storey rear extension projecting 3m from the rear of the adjoining property. The extension will cover less than 50% of the rear yard area. The extension would be constructed in facing brick to match the existing house with a flat roof construction.

The property has been the family residence for many years and the applicant is keen to remain in the property. However, the typical of this type of accommodation the existing ground floor kitchen is very small for the family so now there is a necessity to provide additional kitchen and dining space on the ground floor.

Clearly in achieving this aim a balanced need to be struck between the requirements of the development and heritage concerns namely:

The desirability of preserving the building or its setting or any feature of special architectural or historic interest is possesses, and the desirability or preserving or enhancing the character and appearance of the conservation area.

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive, and responsive economy by supporting growth and the provision of infrastructure).

Here is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Policy of Rochdale's Core Strategy sets out that the Council will conserve, enhance, and promote key heritage assets, including consideration of their wider settings.

Significance' with regard to heritage assets is defined by the NPPF as: 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological,

architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the NPPF provides the guidance below.

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

The effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In conclusion, the application would have a neutral impact on the character and appearance of the area by way of the single storey rear extension with the addition of the roof window. The extension would complement the original property by using material to match those of the existing. The proposed extension would make positive contribution to the subject property and secure a long-term viability of the property for the application 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 application.

The application therefore accords with Policies 16 and AVP 2 of the Core Strategy, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.