



CHORLTON PLANNING LTD

Town Planning & Development Consultants

REQUEST FOR PRE-APPLICATION ADVICE

**PROPOSED PART SINGLE AND PART TWO STOREY REAR
EXTENSION**

96 WAITHLANDS ROAD, ROCHDALE, OL16 5EX

STATEMENT

Prepared by Chorlton Planning Ltd

On Behalf Of

Ms P. Bibi

A:2358

61 Nudger Green, Dobcross, Oldham, OL3 5AW

T : 07464 505 443 E : enquiries@chorltonplanning.co.uk

Alan Chorlton MRTPI

Planning Applications and Appeals • Building Change of Use Appraisals • Development / Redevelopment Assessments • Site Searches
Commercial / Housing / Leisure / Entertainment • Food and Drinks Issues • Conservation Areas / Urban Design • Listed Buildings / Tree Preservation Orders
Planning Enforcement Problems • Development Grants • Development Plan Review Representations
Registered Office: 61 Nudger Green, Dobcross, Oldham OL3 5AW • Registered in England No. 5319822

THE SITE

The site comprises a two storey semi-detached dwelling to the southern side of Waithlands Road.



Rear elevation of 96 Waithlands Road

BACKGROUND

I have been asked by Ms Parveen Bibi to look at the planning issues relating to a proposed rear extension.

Ms Bibi has a growing family and requires additional accommodation, hence the application.

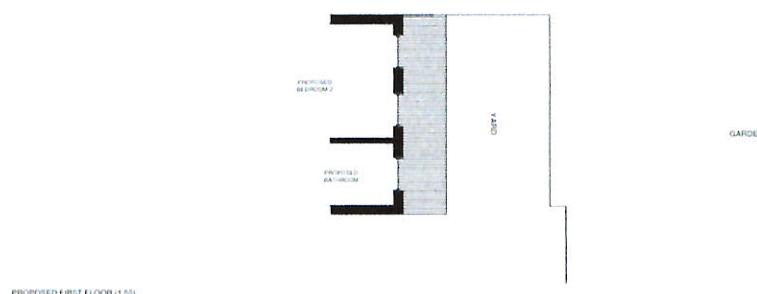
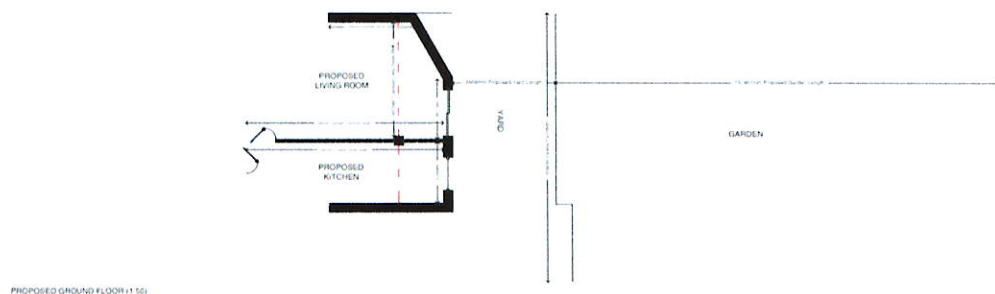
Previous applications were for prior approval for householder development – reference numbers 21/00876/HH42 and 21/01148/HH42. These were not accepted as there was an objection from a neighbour and the applications were then refused as they did not comply with the Guidelines and Standards for Residential Development SPD.

It is noted that No. 98 Waithlands Road does not have any habitable windows in the side elevation that faces onto No. 96. The two upper floor windows serve a bathroom and a hallway.



Application site (left) Side elevation of 98 Waithlands Road (right)

Below are extracts from application 13/00196/HOUS for the extensions to No. 98 which shows the internal layout. An extra bathroom window appears to have been added.



98 WAITHLAND ROAD	
DOUBLE STOREY EXTENSION	
PROPOSED PLANS	
1:50 @ A1	PLANNING01

Extract from approved plan of extensions to 98 Waithlands Road



Extract from approved plan of extensions to 98 Waithlands Road

PROPOSED DEVELOPMENT

I have looked at Ms Bibi's property and the SPD guidelines and I have highlighted on the attached drawings 1, 2 and 3 the areas within which extensions at both ground and first floor level come within the guidelines.

Ms Bibi favours the drawing No. 3 which includes the wrap-around part.

Before we start to draw up plans for the extension I would welcome your views as to whether the developable areas shown on the sketches come within your guidelines and that you would find the proposals acceptable in principle.

I have also attached drawing 4 which shows a suggested layout for the extension which comes within the areas allowed by the SPD guidelines.

I would be happy to discuss the issues if you wish to contact me or meet me on site.

Chorlton Planning Ltd
March 2022