

Brief planning statement and site photographs relating to proposed extension and alterations at 47 Pilling Street, Rochdale, OL12 6QE.

Setting.

The property comprises a traditional terraced house in an area of similar houses off Spotland Road in Rochdale. The property fronts directly onto the pavement facing Pilling Street, with on street parking. At the rear of the property there is a small yard similar to surrounding houses and the area is what might be termed 'densely developed' typical of this type of accommodation.

Proposal.

The property has been the family residence for many years and the applicant is keen to remain in the property. However, typical of this type of accommodation the existing staircase is below current standards and is narrow and steep, with a series of winders at the bottom of the stairs which makes it difficult to negotiate. In later years the applicant has suffered a number of falls on the stairs, the last of which resulted in a significant injury.

The brief is therefore to replace the existing staircase with one which complies with current Building Regulations. This necessitates taking over a large area of the existing kitchen and due to site constraints, the loss of the existing bathroom at first floor level. Therefore, to facilitate the proposed staircase an extension to the property is proposed to increase the size of the kitchen and to provide a new bathroom at first floor level whilst maintaining the existing two-bedroom accommodation.

Design.

The proposed extension would take place at the rear of the property. The extension would take the form of a single storey extension along the rear width of the property with a two-storey element to approximately half the width of the existing house. The extension would be constructed in facing brickwork to match existing with a natural slate roof to match the existing roof covering.

Summary.

Whilst the proposal would inevitably present additional massing along the rear of the property this has been kept to a minimum by reducing the extension in size at first floor level. While the councils planning policy separation distances may not be strictly adhered to the extension is comparable to other such existing developments in the locality. A similar, but slightly larger extension, was carried out to number 43 under planning permission, where the officer reported that, '...whilst they [extensions] will undoubtedly cause some impact on the amenity of adjacent occupiers by way of visual intrusion it is not believed that a refusal could be substantiated given the examples in the locality'.

We hope that the underlying reasons for the proposed extensions to this property and given similar examples which have taken place in the immediate area, the council would feel able to support this application.

Site photographs.



Rear garden – view towards number 49



Rear door – view towards number 45.



Rear elevation – view at first floor.



View from rear garden – rear of properties facing Molyneux Street.