

Heritage Statement

331 Shawclough Road

Rochdale

OL12 7HL

23/00669/HOUS | Two storey side extension including front and rear dormers and rear balcony extension following demolition of existing detached garage, single storey rear extension following demolition of existing conservatory, garage conversion including alteration to existing garage door to window, and addition of pitched roof above existing flat roof dormer on front elevation.

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1.0 INTRODUCTION

This Heritage Statement accompanies an application for Planning Consent for the erection of a two storey side extension. The extension would include front and rear dormers and a balcony to the rear. The extension would replace the existing detached garage positioned to the side of the dwelling whilst the conservatory to the rear would be demolished and replaced by a single storey extension. The existing integral garage would be converted to habitable space, and the garage door along the front elevation replaced by a window. A dual pitched roof would be introduced to the existing flat roofed dormer to the front. The proposed extensions and alterations would be at 331 Shawclough Road, Rochdale, Bolton.

The application property relates to a two-storey detached residential dwelling positioned on Shawclough Road on the corner with Throughbeck Way. The property is finished in natural stone and cream render to the front with a natural slate roof. The dwelling is designed to include a large two storey gable element to the front on the left, whilst a single storey lean to extension with a flat roof dormer positioned on its sloping roof is located on the right of the front elevation.

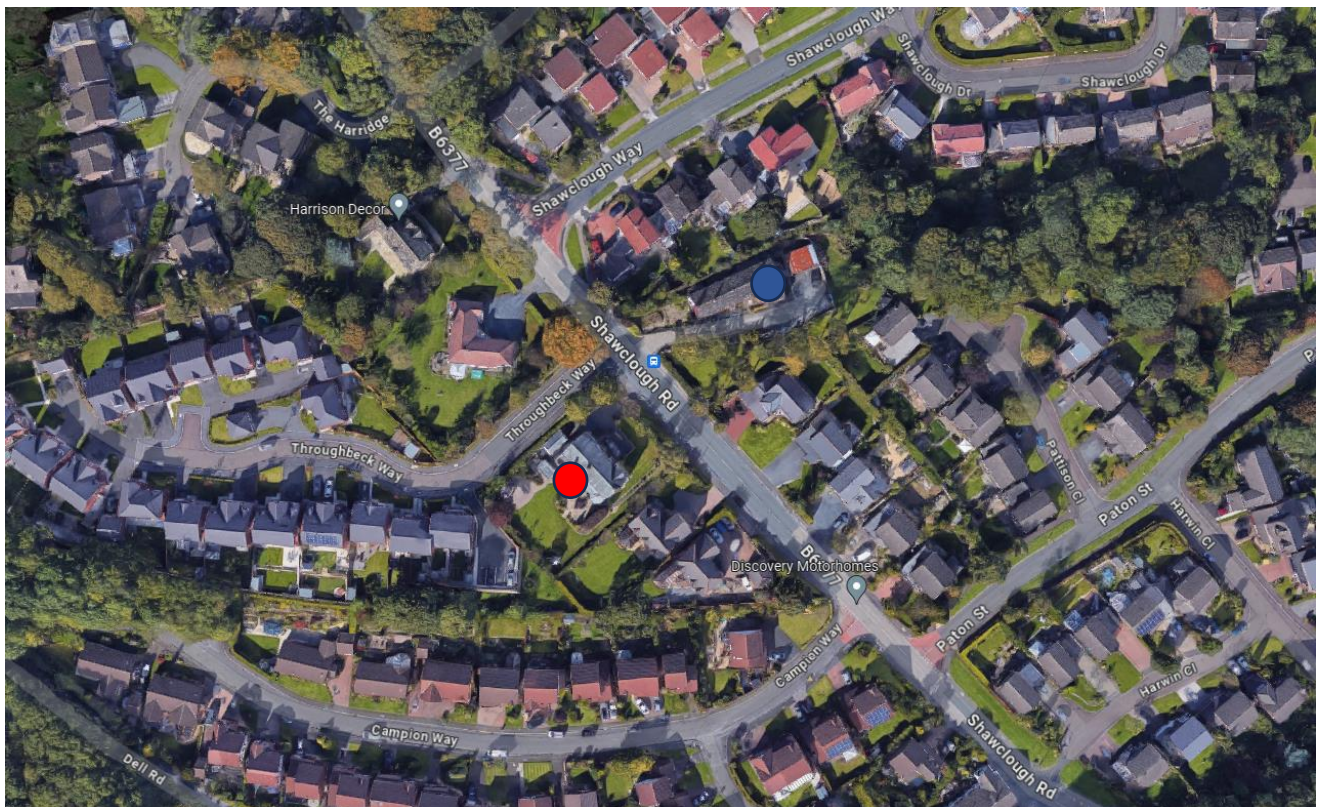
Access into the site is taken off Shawclough Road through 2m high double gates, the drive leads to the hardstanding area used for parking, the integral garage, and the detached garage off the north western gable elevation of the dwelling.

The dwelling is positioned within its own grounds. The front elevation is set back from the highway of Shawclough Road by approximately 15m, whilst the north western side elevation is set away from the highway of Throughbeck Way by approximately 7m. It should be noted that both these highways consist of grassed/landscaped verges which provide defensible space between the footpath and the boundaries of the site. Both the front and north western boundaries of the site consist of 2-2.5m high hedges and a number of tall trees. The highway of Throughbeck Way is positioned approximately 1.5m higher than the application site.

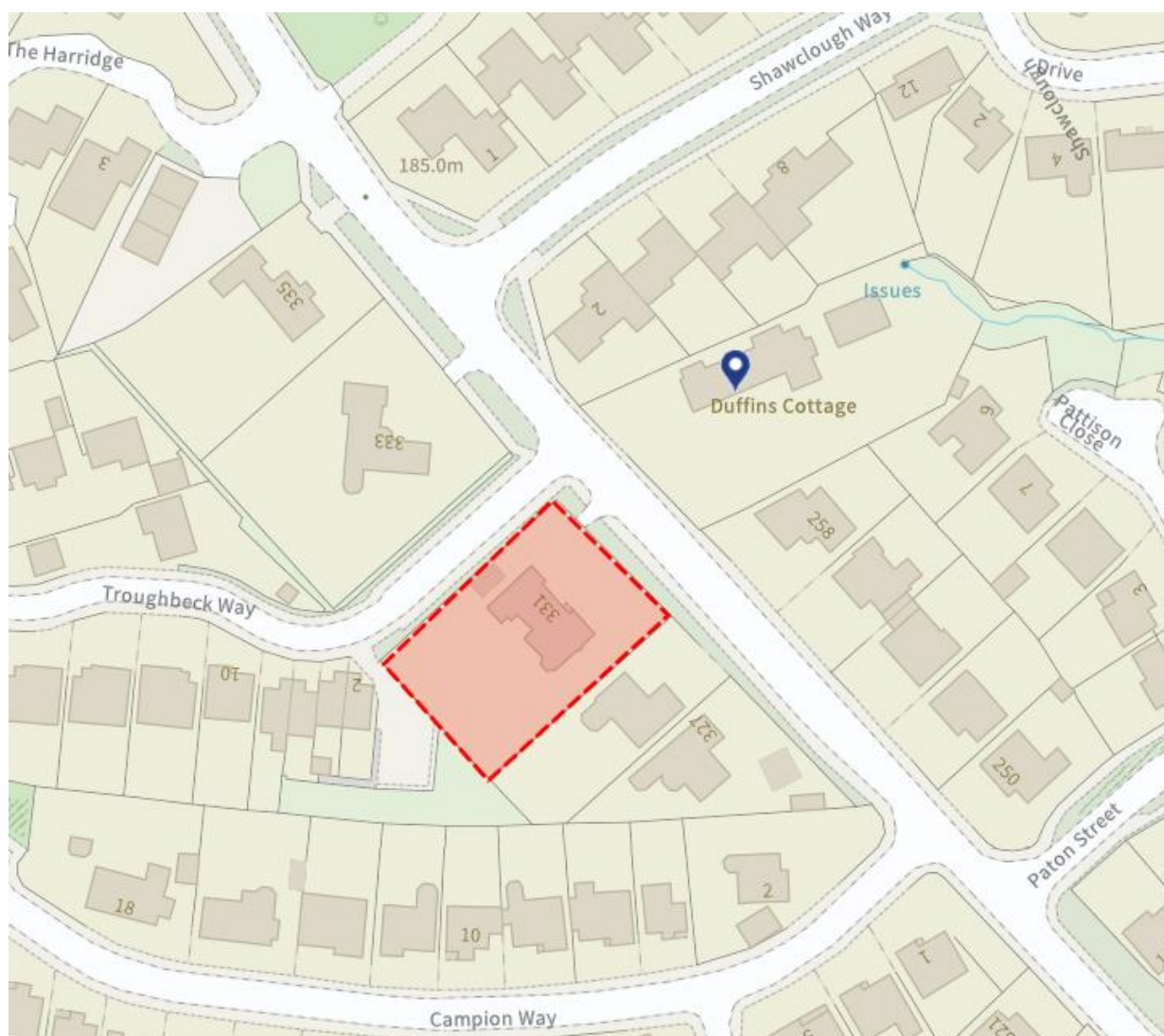
The surrounding area consists of a variety of properties which vary considerably in terms of their age, style, and design. Throughbeck Way is a cul de sac leading exclusively to a new contemporary style development of 17 detached dwellings. Shawclough Road on the side of the application site consists of individually designed detached properties set back from the highway and located centrally within their respective plots. Across the road and on the other side Shawclough Road are two storey dwellings, again set back from the highway, some properties have open frontages whilst others have tall 2.5m high hedges which separate them from the highway.

Opposite the application side on the other side of Shawclough Road is Duffins Cottage. Duffins Cottage is set back from the highway by approximately 16m. Its orientation is such that its gable faces the highway and its front elevation faces No.258 Shawclough Road. Duffins Cottage is a Listed Building – Grade II.

The application property is considered to be within the setting of the Heritage Asset Duffin's Cottage. The application property itself is not a Listed Building, nor is it located within the Conservation Area. The building is not Listed as a Non-Designated Heritage Asset (NDHA) within the Councils online register.



Above: Aerial image indicates the application site (Red), and Duffins Cottage (Blue) Grade II positioned on the other side of Shawclough Road. Duffin's Cottages front elevation is orientated to face south and therefore away from the application property and is set within its own grounds.



Above: The plan indicates the only Listed Building with the vicinity of the application site – Duffins Cottage. Duffins Cottage is positioned on the opposite side of Shawclough Road.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property, which encompasses a number of distinct elements with different features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

2.0 PLANNING POLICY

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).

There 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.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

‘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 judgement 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-;

205. 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.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

210. 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.

DEVELOPMENT PLAN POLICIES

ROCHDALE CORE STRATEGY - ADOPTED OCTOBER 2016

Policy CG3: The council and its partners will:

4. Conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.

3.0 HERITAGE ASSESTS

Listed Building

Duffins Cottage, Shawclough Road – Grade II Listed

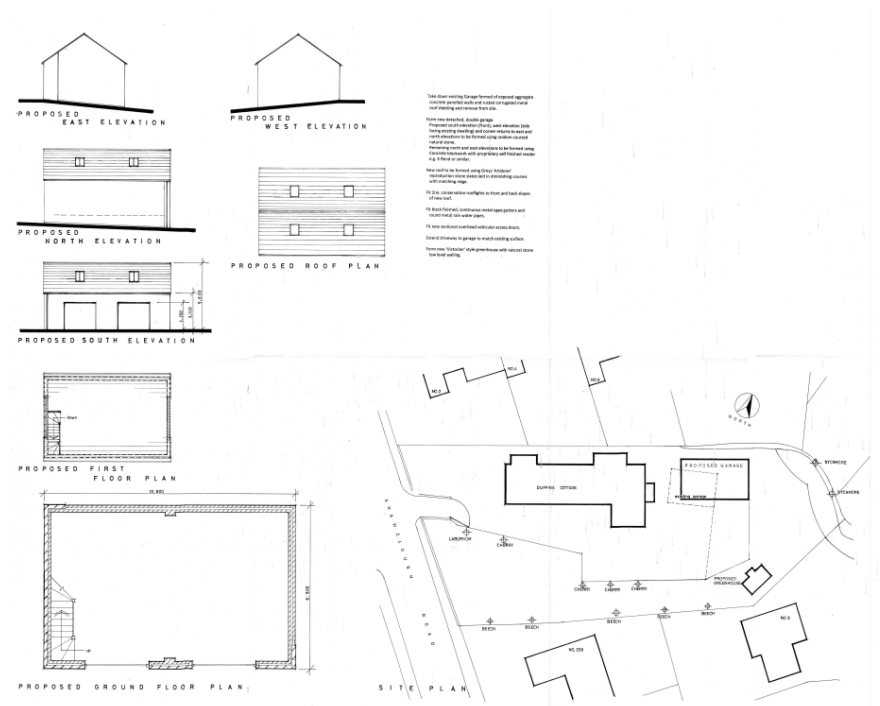
Date first listed: 12-Feb-1985

House. 1717 on tablet above former door. Coursed watershot stonework with stone slate roof and brick chimney stacks. 2-unit 2-storey plan with door openings to each unit (one blocked up) and a small C20 lean-to extension to the rear. Stone plinth and dripmould; 2 windows to each floor: 5-light recessed flush-faced mullion window to housepart, otherwise the mullions have been removed and a C20 porch added to the right unit.



Above: The front elevation of Duffins Cottage. This shows a number of original features as part of the listing have been preserved and retained, however, the building itself has also had a number of changes introduced such as differing widow designs, including a C20 porch added.

It should be noted that Duffins Cottage had an application approved in 2016 for the erection of a detached garage adjacent to its eastern gable elevation. This was considered acceptable and approved by the Council (See below). The garage would have been within the curtilage of the Listed Building at a distance of approximately 3m and taller than the existing garage it would have replaced.



Above: 16/01027/FUL | Demolition of existing detached garage and erection of new detached garage and greenhouse (Resubmission).



Above: The photo above shows the view from Shawclough Road towards the gable of the Listed Building Duffins Cottage. This shows that the Cottage is positioned set back and within its own grounds with a number of features such as landscaping, boundary wall, and gates which limit views and preserve its setting.

History – Duffins Cottage

Submission of details to comply with condition 3 (materials) on planning permission 21/01467/LBC

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 23/00124/DOC | Received: Thu 02 Feb 2023 | Validated: Thu 02 Feb 2023 | Status: Awaiting decision

Submission of details to comply with condition 3 (materials) on planning permission 21/01467/LBC

Duffins Cottage Shawclough Road Rochdale Rochdale OL12 7HL

Ref. No: 22/00948/DOC | Received: Mon 11 Jul 2022 | Validated: Mon 11 Jul 2022 | Status: Decided

Demolition of existing side porch and replacement with enlarged porch incorporating shower room

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 21/01467/LBC | Received: Mon 11 Oct 2021 | Validated: Mon 11 Oct 2021 | Status: Decided

Submission of details to comply with conditions 3, 4, 5, 6 and 7 of planning permission 16/01071/LBC

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 18/00525/DOC | Received: Fri 04 May 2018 | Validated: Fri 04 May 2018 | Status: Decided

Submission of details to comply with conditions 1, 2, 3, 4, 5, 6, 7 and 8 on planning permission 16/01027/FUL

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 17/01069/DOC | Received: Tue 05 Sep 2017 | Validated: Tue 05 Sep 2017 | Status: Decided

Demolition of existing detached garage and erection of new detached garage and greenhouse

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 16/01071/LBC | Received: Mon 22 Aug 2016 | Validated: Mon 22 Aug 2016 | Status: Decided

Demolition of existing detached garage and erection of new detached garage and greenhouse (Resubmission)

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 16/01027/FUL | Received: Mon 22 Aug 2016 | Validated: Mon 22 Aug 2016 | Status: Decided

Demolition of existing garage and erection of new detached double garage

Duffins Cottage Shawclough Road Rochdale OL12 7HL

Ref. No: 16/00137/HOUS | Received: Fri 05 Feb 2016 | Validated: Fri 05 Feb 2016 | Status: Unknown

4.0 PROPOSAL IMPACT

Extension

The evidence provided shows that the application property and Duffins Cottage are clearly separated by Shawclough Road and therefore on opposite sides and where a distance of at least 41m is retained between the extension and the gable elevation of the Listed Building. Both the properties are set considerably back from the highway and positioned within their own respective settings, and within their own grounds.

There are a number of trees/hedges/gates and boundary treatments to both these properties and along the highway which provide a screen and barrier that limits views into both of these sites. The application property also has a number of tall trees along its boundary, especially in summer these trees limits views and provide privacy for its occupants.

In terms of the setting and relationship of both these properties, Duffins Cottage has its gable elevation facing the application site, whilst its main front elevation faces the adjacent property to the south No. 258 Shawclough Road. Therefore, given the above, the relationship between the listed heritage asset and the application property is very much limited. Therefore, the Listed Building is set within its own grounds, at a considerable distance, faces away from the application property and is separated by the highway and tall trees and hedges along both property boundaries.

Moving to the position, size, and design of the proposed extension to the side of the dwelling. In terms of the width of the extension, this would not extend beyond the outer footprint of the existing detached garage at the site. The proposed extension would not be overly large and dominant given the original large size of the dwelling, and would be much smaller than half the width of the original dwelling. The extension would remain to be single storey in design terms with dormers provided on the roof slopes to the front and rear. The extension also been designed to be set back and set down from the front elevation where it would appear subordinate and as an addition to the original dwelling.

Also, the proposed extension given land levels would be positioned on ground lower than that of Throughbeck Way, whilst the hedge along this highway would be retained. In order to further reduce the extensions dominance and mass, the dormer has been reduced in size and set up from the eaves where the actual roof slope would be more evident. Amended plans also show that the dormer at the front has been made small and the window has been made to match windows at first floor along the front elevation of the dwelling. As well as making the dormer size smaller, the existing flat roofed dormer would be altered to include a pitched roof design, similar to that of the extension dormer to the front.

Overall, when considering the existing gable elevation to the front, subordinate design of the extension, size of the dormer, and alteration to include a pitched roof to the original dormer, and size of windows along this front elevation, it is considered that the amended design would not have a negative impact on the mentioned heritage asset and surround area.

Further to the above, there are a number of extensions and features to neighbouring properties which are closer and have more of an impact on the setting on the Heritage Asset, Duffins Cottage than the application site please see evidence provided below.



Above: Large front dormer at 258 Shawclough Road. Duffins Cottage front elevation faces directly No.258 at a distance of approximately 19m.



Above: Similar dormer at 329 Shawclough Road adjacent to the application property.



Above: Application property gable elevation is screened considerably by existing trees; it is also set within its own grounds having limited impact on the heritage asset Duffins Cottage.

Therefore, as evidenced, the proposed extensions and amended features to the side of the property would not have a direct effect on the significance of the heritage asset, Duffins Cottage, as it would be clearly separated whilst the Cottage itself would not be directly facing the application site and would be obscured from view by trees and landscaping which would be retained.

As such, the proportionately designed extension would not result in the direct impact on the significance of the listed building. The proposed width of the extension would not be overbearing given its positioning within the grounds of this substantial property.

The extension would be set in from Throubeck Way and the existing landscape buffer would be retained.

Also, the distance from the extension to the Listed Building is such that it cannot be read as imposing, the extension would not extend any further forwards of the front elevation, it would set back and set down so that it appears subordinate. The existing distance between the properties would be retained.

It should be acknowledged that the dormer element to the front has been decreased in overall scale.

In relation to the garage door and exact materials of the proposed extension, these can be conditioned as part of any approval, and further details can be provided as part of a conditions discharge application.

The proposed rear balcony is also amended and includes the continuation of the existing first-floor parapet wall and better ties in with the host dwelling, the obtrusiveness of the glazing has now been significantly reduced.

In terms of the surface treatment within the property, this would remain unchanged (tarmac). A landscaping plan is not required or necessary given small scale extension and limited changes on site.

The demolition the existing garage does not on its own right require planning permission.

In light of the above, the proposal would result in no undue harm to visual amenity and would be acceptable to the overall character and appearance of the area and the street scene. The application would therefore accord in this regard with policies DM1 and P2, and the NPPF where it would have a neutral impact with no harm to the significance of the mentioned designated heritage asset Duffin Cottage.

Landscaping

A tree survey has been submitted to clarify the concerns raised and impact of the extension on the mentioned trees and landscaping.

It should be noted that the proposed extension would be positioned in proximity to only one tree (T2). The other tree (T1) is positioned close to the front entrance of the dwelling and would not be impacted by the proposed extension.

In relation to T2, as identified on the image below, this would be closest to the extension. However, the tree survey has described this tree as an 'Unremarkable specimen showing signs of die back in crown, plus large wound in stem 2' from ground'.

In addition to the above description, the tree is positioned on higher ground level, whilst a retaining wall is positioned within the site to contain the soil and roots that surround the tree. Nevertheless, it is understood that roots can be found deep into the ground. However, in this instance, the tree survey has identified that the trees and roots are outside of the proposed footprint of the new extension. As such, no damage would be caused to the tree.

Furthermore, advice has also been provided from the arboricultural consultant to consider the removal of T2 due to the scarring of the tree and dying branches. However, this is not the intention as part of this application. The applicant currently holds value to the tree and the amenity it brings to the setting of the area and privacy for his dwelling. The applicant understands that the tree does not have a formal TPO and nor is it positioned within a Conservation Area, and therefore has no formal protection.



Image above clearly shows the distance between the proposed extension and T2. It should be acknowledged that the extension would be set back from the original front elevation of the dwelling. The proposed extension would also be positioned on the existing hardstanding of the driveway which is on a much lower ground level which leads to the detached garage.

The Tree Survey by 'Tree Link' and the justification provided above clearly provide sufficient information to consider that the proposed extension would have minimal impact on T2 with no impact on T1.

The proposed extension would be positioned on existing hardstanding, there are no trees or hedging that would be removed or impacted by the proposed extension. It should be noted that the hedging and tree roots are on a higher ground level within the soil area behind the retaining wall. The retaining wall will remain in its current position and would not be moved/altered during construction.

No landscaping plan is therefore submitted given there is no requirement to produce a plan.

5.0 CONCLUSION

In conclusion, it is considered that the proposed development would overall have a neutral impact on the character and appearance of the area, and on the Listed building mentioned. The proposal would maintain the upkeep of the area and the setting of the listed building Duffin's Cottage. The application therefore accords with Policy CG3 of the Development Plan, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.