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Date: 17 January 2023
Project: ***Stansfield***

Supporting statement in respect of planning application
for
Erection of a two storey side and rear extension with rear conservatory; 1.8m high front and part side boundary wall (re-submission of 22/01036/HOUS)
at
597 Whitworth Road Rochdale OL12 6DH

Re-submission of a planning application.

Planning Application 22/01036/HOUS was refused.

The officer report summarised the Council's concerns as follows:
As a result of its size, depth and front and rear gable features with excessive glazing and juliet balcony, the proposed two-storey extension would form the most visually prominent part of the dwelling, dominating the character and scale of the original. The extension would also erode the space at the junction of Whitworth Road and Burwell Close, to the detriment of the visual amenity of the wider street scene. The proposed rendered blockwork boundary wall would be contrary to the traditional and semi-rural character of this stretch of Whitworth Road.

To address the concerns the following changes are proposed:
1. The size and depth have been reduced by setting back the frontage of the proposed extension by 1m; this change also lowers the ridge height of the extension.
2. The front gable feature has been deleted completely.
3. 'Excessive glazing' has been addressed by substituting smaller windows at the front elevation that match the existing house.
4. The previously proposed juliet balcony to the rear elevation has been deleted.
5. As a result of 1 and 2 the proposed side extension will now appear suitably subservient to the host dwelling.
6. The set back of the extension frontage addresses the issue of dominance and helps to preserve the feeling of space at the junction of Burwell Close and Whitworth Road.
7. The previously proposed rendered boundary wall has been changed to stone. The stonework and copings will match the south boundary wall that faces Burwell Close of No 603 Whitworth Road to enhance the rural character at the road junction.

The above changes are all indicated in the revised dossier: Drawings Planning (A3) v2.

If the planning department have any abiding concerns it is requested that the consult with the agent at the earliest opportunity to enable amendments to be made.

17.01.2023