



CHORLTON PLANNING LTD

Town Planning & Development Consultants

HOUSEHOLDER PLANNING APPLICATION

PROPOSED TWO STOREY FRONT EXTENSION, REAR CONSERVATORY, CONSTRUCTION OF BOUNDARY FENCE AND GATE, APPLICATION OF RENDER TO ALL ELEVATIONS AND ALTERATIONS TO ALL FENESTRATION FOLLOWING DEMOLITION OF EXISTING CONSERVATORY.

9 WINCHESTER CLOSE, BAMFORD, ROCHDALE OL11 5NE

PLANNING STATEMENT

Prepared by Chorlton Planning Limited

On behalf of

Ms Saima Sharif

A2381

April 2023

61 Nudger Green, Dobcross, Oldham, OL3 5AW

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

Alan Chorlton MRTPI

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1.0 PREAMBLE

1.1 Chorlton Planning Limited have been asked to advise on the planning and related issues concerning an extension to Number 9 Winchester Close, Bamford, Rochdale.

1.2 We have discussed the issues with ADF Studio, architects, and the applicants and have received copies of your pre-application advice letter dated 14th February 2023.

1.3 The principal issues of concern appear to be:

- a. The design and extension of the front elevation in relation to the host dwelling house and its effect on the street scene.
- b. Highway issues relating to parking and pedestrian safety.

1.4 The rear dormer extensions and the conservatory would appear to be acceptable.

1.5 This Planning Statement addresses the above issues. The architects have provided a Design and Access Statement. We are happy to discuss amendments, alterations etc. to the designs submitted, if necessary, and hope that between you, the Architects and ourselves we can reach an acceptable solution.

2.0 THE SITE

2.1 Number 9 Winchester Close is a substantial, detached property within a well-established residential area.

2.2 It is situated at the head of Winchester Close, a cul-de-sac, and accessed off the turning head. To the front of the property is an access track that runs from the turning head to two properties known as Arthur Pitts. To the west and east of No. 9 are two substantial detached properties of similar size and scale.

2.3 To the front beyond the access road to Arthur Pitts is another substantial detached property, Number 5 Winchester Close. To the North is Diggle Lane, a small lane running behind some of the Winchester Close properties, beyond which is more residential development off Swift Road.

2.4 The site is generally flat, and the application property is bounded by a substantial hedge and iron railings and a gate to the front.

2.5 The house itself is 2 storey in height with the walls of medium dark red brick and a duo pitched tiled roof.

2.6 The design is a reflection of the time that it was built and is now somewhat tired in appearance. The exterior, as well as the interior, is in need of updating and uplifting, to meet modern design and lifestyle requirements.

A location plan is attached at Document no.1.

3.0 THE PROPOSALS

3.1 The proposals are best described by the architect in the original Design and Access Statement with occasional additions by ourselves;

The proposed design scheme is to create a forever home for the client. The design approach is to expand the existing rooms creating more space for a rearrangement of the layout. A proposed new central staircase will be located at the entrance of an open double height ceiling space porch. Each room will be accessible to all rooms on all three floors including the loft conversion, which will be used as a cinema/entertainment space.

The proposed scheme originates from the family hosting various festivities for both extended family and friends every year and following a religious tradition where women and men sit in separate rooms. The existing garage will be extended forward and match the existing boundary line of the current lounge area. This space will be used as a lounge area for women only. Above the proposed lounge is bedroom four which will extend to the boundary line, allowing more space in the bedroom. The same principal will apply to bedroom one.

However, the room size has been rearranged to allow a central staircase and lobby on the ground floor.

The front of the house will have a one metre porch off set to the existing boundary line of the house. The central porch window will be proposed grey aluminium casement frame with tinted windows front glass. The proposal is to maximise light in the lobby and to create more space throughout the property. Additional to the lobby to the front entrance, there will be levitating stairs leading to the first floor and second floor access to the converted loft space.

The proposed area will accommodate a new downstairs bathroom, a pantry and extra storage space for the kitchen area. The existing access to the conservatory from the kitchen door will be replaced with bi-folding doors and the window looking into the conservatory from the kitchen will be closed, which will create more open space between the conservatory and the kitchen.

A new conservatory will showcase a parapet roof and central to the roof will be a lantern roof light, with grey external spandrel panel finish.

All internal and external windows will be replaced or rearranged by the following grey aluminium material.

The driveway access will not affect the car parking space externally.

The existing garage will be primarily used for storage. The front of the house/driveway is able to park 3 to 4 cars, which is both pre and post development.

3.2 A full set of plans is provided by ADF Studio. Architects

4.0 PLANNING HISTORY

- 86/D19754

First Floor Extension to Side of Dwellinghouse
Approved with conditions November 1986

- 99/D36589

Two Storey Rear Extension to Dwelling
Approved with conditions September 1999

- 22/00460/HOUS

Two storey front extension, rear conservatory, loft conversion, construction of boundary fence and gate, application of render to all elevations and alterations to all fenestration following demolition of existing conservatory. Following discussions with the Planning Case Officer the application was withdrawn in May 2022. Following this Architects then approached the Council for pre-application advice. This was provided in a letter from the Council dated 14th February 2023. A copy is attached at Document No. 2

5.0 PLANNING POLICY CONTEXT

5.1 The site is unallocated for any primary purpose on the Rochdale UDP Proposals Map which is still being used until the Rochdale Allocations Plan is prepared.

5.2 The following Rochdale Core Strategy policies are relevant:-

- Policy P1 - Improving image
- Policy P3 - Improving design of new development
- Policy DM1 - General development requirements

5.3 Advice contained within the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document (SPD) is also relevant along with that set out within the National Planning Policy Framework (NPPF).

5.4 Policies P1 and P3 demand high quality design in all new developments.

5.5 Policy P1 seeks to improve the image of the borough to maximise social and economic benefits.

5.6 Policy P3 seeks to:-

“Enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general;

Ensure that buildings contribute positively to the townscape, and are well proportioned....

Minimise impact upon the environment, and help adapt to the impacts of climate change, including by re-using existing buildings and materials (maximising the benefits of existing embodied energy) and utilising sustainable drainage (Policies G1 and G2);

Design buildings and spaces so that quality and appearance can be maintained over time; and

Reduce the monotony and visual impact of car parking areas by using substantial and well-integrated landscaping.”

5.7 Policy DM1 also demands high quality design that will enhance the quality of the area in all developments. Development must be compatible with surrounding land uses and not lead to an adverse impact on the amenity of residents,

“...through visual intrusion, overbearing impact, overshadowing or loss of privacy”.

5.8 Section 5 of the ‘Guidelines and Standards for Residential Development’ SPD addresses extensions to existing dwellings. It states that:-

“Extensions and alterations to existing properties, including dormer extensions, should be carefully designed to protect the amenity of the occupants of adjoining properties.....

Additionally, they should be designed to be in keeping with the host property and generally should be subservient to it.”

6.0 POLICY COMPLIANCE

6.1 The design is dealt with in the pre-application letter as follows:

Policy’s DM1 and P3 of the Adopted Rochdale Core Strategy (CS) 2016 require new development to demonstrate higher quality design.

Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 outlines that all new development must ‘enhance’ the borough’s identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscaping, materials and access of surrounding buildings and areas in general.

Paragraph 1 to 4 of the NPPF states that good design is a key aspect of sustainable development.

Paragraph 127 of the NPPF states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, in addition to being sympathetic to local character and history, including the surrounding built environment and landscape setting and maintaining a strong sense of place.

Paragraph 134 states that development that is not well designed should be refused.

6.2 The houses surrounding the application site are two storeys in height with pitched roofs. They are of a similar shape and size to No.9. They are large, detached houses in substantial gardens with even spacing between, but the shapes, styles and designs are different.

6.3 Some of the houses, including the application house, have now become somewhat dated in appearance and are in need of an upgrade or face lift. Other properties in the area, especially on Bamford Way, have already been substantially altered and extended, including their front elevations. Some of these are highlighted in the architects' original Design and Access Statement,

6.4 Looking at the proposals within the context of the immediate area, the scale, height, massing and layout of the respect that of the surrounding development and the maintain the regular flow of development in the street scene. It would appear to be the design that is of concern, especially the front elevations.

6.5 Paragraph 5 of the Rochdale SPD states that...

"extensions should be designed in keeping with the host property and generally should be subservient to it".

6.6 In this case the extensions, in particular the front extension, seek not to be subservient to the existing character and design of the house, as these are now outdated and in need of an architectural uplift. They are intended to deliberately change its appearance and character, especially that of the front elevation. In these circumstances it is difficult to relate the proposals to the SPD guidance.

6.7 In view of the above, if a householder planning application must be decided within the confines of the SPD advice then would be it more appropriate to submit a full application for a remodelling of the existing house, including the front elevation? This would allow the proposals to be considered in a wider context.

6.8 However, the proposals have been modified following the pre-application advice and as such can be better visually accommodated within the street scene. The front elevation now has a much more horizontal emphasis, especially the windows, which relates better to that of the nearby houses.

6.9 With regard to access and car parking there is no change to the present layout. It seems to work well and there are no proposals to change it.

7.0 CONCLUSION

7.1 The application is for an extension to an existing dwellinghouse but this is not intended to be subservient to the main dwelling house. Its purpose is to refresh and up lift the design and character of the existing house rather than be subservient to its somewhat outdated and tired appearance. It is requested therefore that the proposals be considered as an exception to the policy.

7.2 Apart from the surrounding houses being two storeys in height there are no recognisable defining characteristics of the area that need to be observed. Extensions and other new build

residential developments have been accepted in the Bamford area including the re-modelling of front elevations and the use of a range of materials, including white render.

7.3 The proposed dwelling is well designed, attractive and presents a modern uplifting feel to the house that will fit well within the street scene.

7.4 The extensions will not adversely affect the amenity of adjoining properties and the external improvements will give the applicants the high-quality accommodation that suits their needs.

7.5 We are amenable to discussions with the Council to alter/improve the proposals and we would be happy to discuss these or meet at any time. Further information can be provided if requested.

Chorlton Planning Limited

April 2023