

Planning Statement

61 ARGYLE STREET |
HEYWOOD | OL10 3DQ

PROJECT NO: RA24031
DATE: 14-10-2024
REVISION NO: -



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ARCHITECTURE
PLANNING & DESIGN

1. INTRODUCTION

This statement supports the planning application for a two-storey side extension at 61 Argyle Street, Heywood, OL10 3DQ. The subject property is situated on a corner plot within a residential area characterised by a mix of terraced and semi-detached properties. The site is adjacent to a secondary road, which is a cul-de-sac, and is opposite a field that contributes to an open character in the vicinity. The proposed development seeks to enhance the living space of the existing dwelling in a manner that is sensitive to the surrounding environment and consistent with local planning principles.



Image: Aerial View of 61 Argyle Street

2. SITE CONTEXT AND PROPOSED DEVELOPMENT

The existing property forms part of a terraced row and is positioned on a corner plot. The proposal involves a two-storey side extension that aligns with the existing front building line, maintaining the visual continuity of the terrace. The design and scale of the extension are intended to ensure a harmonious relationship with the existing built form, while providing a balanced addition that meets the needs of the residents.

3. COMPLIANCE WITH ROCHDALE COUNCIL'S GUIDANCE ON CORNER PLOT EXTENSIONS

Rochdale Council's guidance on extensions to houses on corner plots emphasises the need to preserve the character of the street scene and maintain sufficient space between extensions and the boundary. The proposed development has been carefully designed to respect these principles, and the specific characteristics of the site ensure that the extension

will have a minimal impact on the surrounding area. The following points demonstrate the proposal's alignment with the Council's objectives:

3.1. Minimal Visual Impact Due to Open Frontage

- The property is located opposite a field, which creates an open aspect along this section of Argyle Street. As a result, the proposed extension does not adversely affect the openness of the street scene or encroach upon the character of the surrounding area.
- The absence of built structures directly opposite the site ensures that the extension will not appear overbearing or intrusive when viewed from the public realm or neighbouring properties.

3.2. Continuity with the Existing Terrace

- The proposed extension maintains the existing front building line of the terrace, ensuring visual consistency with the established built form along Argyle Street. This continuity preserves the aesthetic coherence of the terrace row.
- The extension has been designed to integrate seamlessly with the existing property, using materials and architectural features that complement the surrounding buildings.

3.3. Limited Impact on Residential Amenity

- The secondary road adjacent to the property functions as a cul-de-sac with minimal vehicular and pedestrian traffic. This context ensures that the proposed extension will not create a hard edge effect or result in a significant alteration to the character of the public highway.
- The position of the extension in relation to neighbouring properties has been carefully considered to minimise any potential impacts on residential amenity. The properties to the rear of the site are oriented such that their gable ends face toward the proposed extension, reducing the potential for overlooking or overshadowing. This orientation, combined with the separation distance, ensures that the extension will not compromise the outlook or privacy of adjacent dwellings.

3.4. Absence of a Strong Building Line

- There is no rigid or consistent building line along the adjoining cul-de-sac that with those properties located along Unity Crescent, allowing for a degree of flexibility in the siting of extensions. The proposed development respects the existing variations in setback, ensuring that it does not disrupt the established pattern of development or dominate the streetscape.
- The only property in proximity to the extension is situated on the opposite corner of the street, with sufficient separation distance to mitigate any potential impact as well as the properties being angled away from one another. The open character of the area further ensures that the extension will not appear overbearing or visually intrusive.

4. CONCLUSION

The proposed two-storey side extension at 61 Argyle Street has been designed with careful attention to the character of the surrounding area and the principles outlined in Rochdale Council's guidance. The unique context of the site, including its position opposite an open field, its integration within an existing terrace row, and its location adjacent to a low-traffic cul-de-sac, ensures that the development will not detract from the character or amenity of the area.

The proposed extension aligns with local planning policy objectives by preserving the openness of the streetscape, respecting the scale and form of surrounding buildings, and ensuring minimal impact on neighbouring properties. It is therefore respectfully submitted that the proposed development be granted planning permission, as it will make a positive contribution to the residential amenity and character of the area.