



CHORLTON PLANNING LTD

Town Planning & Development Consultants

HOUSEHOLDER PLANNING APPLICATION

(THIRD APPLICATION)

**PROPOSED TWO STOREY FRONT EXTENSION, REAR
CONSERVATORY, CONSTRUCTION OF BOUNDARY FENCE AND
GATE, 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

A2394

December 2023

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1.0 PREAMBLE

1.1 This Planning Statement is provided to support revised proposals prepared by ADF architects following the withdrawal of previous applications.

1.2 The revisions have resulted from discussions with the planning case officer, ADF Studio architects and the applicant and taken into account pre-application advice given on 14th February 2023.

1.3 The principal issues of concern which have been addressed are:

- a. The design and layout of the front part of the extension and its effect on the street scene.
- b. Highway issues relating to parking and pedestrian safety.

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 as the application property.

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 external walls of medium dark red brick and a traditional duo pitched tiled roof.

2.6 The design is a reflection of the time that the house was built and is now somewhat dated and 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. Photographs are also attached.

3.0 THE PROPOSALS

3.1 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 recreation and storage space.

3.2 The existing garage will be extended forwards and the space will be used as a lounge area. Above the proposed lounge is bedroom four which will be extended allowing more space in the bedroom. The same principal will apply to bedroom one.

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

3.4 The central feature window/entrance doorway will be glazed with a white cement render surround. 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.

3.5 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.

3.6 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.

3.7 The first floor will accommodate 5 bedrooms, three of which are en-suite.

3.8 The roof-space will accommodate a guest bedroom and a recreation /storage area

3.9 All internal and external windows will be replaced or rearranged by the grey upvc material.

3.10 The driveway access will not affect the car parking space externally. The front of the house/driveway is able to park 3 to 4 cars, which is both pre and post development.

3.11 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

23/00406/HOUS

Further revised plans of the above were submitted and became the subject of further discussions with the planning case officer. Whilst the discussions were most productive, in view of the changes to the design and layout, the planning case officer advised that a fresh application would be the best way forward. The application was withdrawn in September 2023.

5.0 PLANNING POLICY CONTEXT

5.1 The site is unallocated for any primary purpose on the Rochdale UDP Proposals Map.

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.”

NPPF paragraphs 126 state that;

‘Good design is a key aspect of sustainable development.’

NPPF paragraph 130 states that planning decisions should ensure that developments;

are visually attractive as a result of good architecture, layout and appropriate and effective landscaping,

‘are sympathetic to local character and history, including the surrounding built environment and landscape setting

‘establish and maintain a strong sense of place’.

6.0 POLICY COMPLIANCE

6.1 As referred to above the main issues of concern with the previous proposals were the design and layout of the front extension and the effect that this had on the street scene.

6.2 The rear dormer extensions, the conservatory replacement and the changes to the windows in the rear and side elevations would appear to be acceptable.

6.3 The defining characteristics of Winchester Close relate to large, detached dwelling in spacious gardens which have a mixed features in their individual designs but a general consistency in the overall massing, materiality and spacing within the street scene.

6.4 The design of the houses is based on an L shaped footprint with a front protruding gable element. They are two storeys in height, with duo pitched tiled roofs. The external walls are mainly of darkish red brick with traditional window and domestic door openings and a large garage door.

6.5 The revised design respects the defining characteristics of the Close especially in relation to the houses around the head of the Close and on either side of the application site. The front of the dwelling has been extended with the gable roof element to reflect the L shape and general design of the other houses.

6.6 The new ridgeline, although raised, has been set to follow the general rhythm of the dwellings along the head of the Close. Simple fenestration has been adopted to match that of the surrounding houses.

6.7 The external walls will be of brick with the exception of the glazed front entrance area which will be edged in cement render. This is the only feature that can be described as contemporary in the overall external design. Whilst this is a relatively large area of glazing, it fits in well with the front elevation and gives a lift to the rather dated appearance of the existing dwelling. It also provides light and airiness for the entrance area to the dwelling.

6.8 It is noted that the other dwellings have large white garage doors. The central glazed area is reflective of this.

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 PRE-DEVELOPMENT CONDITIONS

7.1 Ideally, should the application be approved, we would request that it be free of pre-development conditions to obviate the need for further applications to discharge these.

7.2 We will be happy to provide a schedule of external materials and samples of the brickwork and other external materials on site in advance of a decision being made on this application. The same would apply to any other possible pre-development conditions.

8.0 CONCLUSION

78.1 The revised proposals have resulted in alterations to the house, both internal and external, that provide the 'forever home' that the applicant requires. This includes an attractive new frontage to the house which respects the defining characteristics of the Winchester Close development.

8.2 The cement rendered walls have been replaced by brickwork, apart from the entrance area, and an L shaped footprint similar to others on the Close. This contemporary element, the glazed entrance area, will give an uplift to the design of the house and should fit in well within the street scene.

8.3 In view of the above, we feel that the extension complies with Rochdale Council's Planning Policies and the advice given in the NPPF.

8.4 We are amenable to further discussions with the Council to alter/improve the proposals and would be happy to discuss these or meet at any time.

Chorlton Planning Ltd.

21st December 2023