

HERITAGE & PLANNING STATEMENT

For;

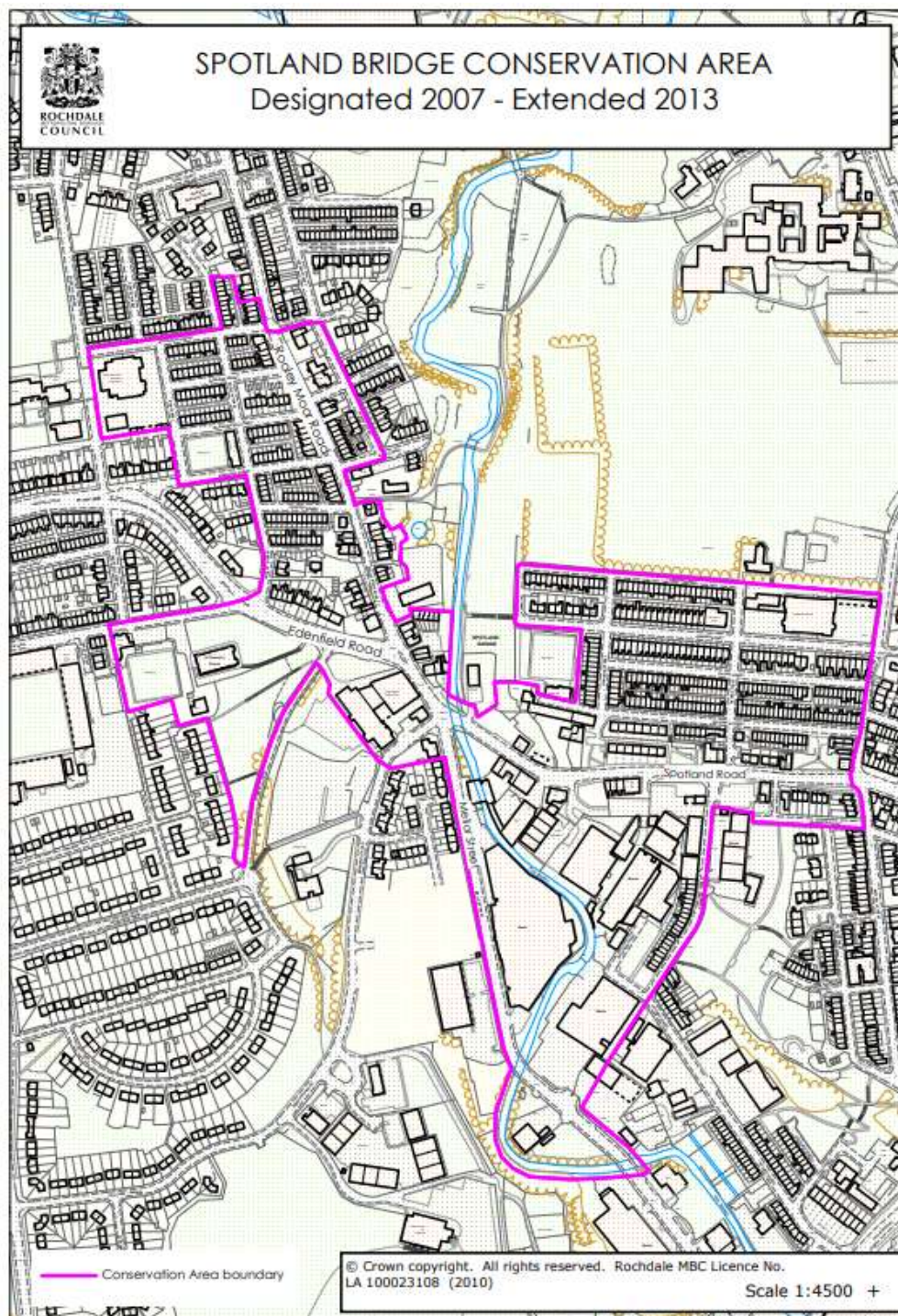
Proposed single and two storey rear extensions to residential property
within the Spotland Bridge Conservation Area.

Property;

47 Pilling Street,
Rochdale,
OL12 6QE.

Introduction;

This application relates to number 47 Pilling Street, Rochdale. The property lies in the north-eastern area of the designated Spotland Bridge Conservation area as outlined on the plan below.



The property comprises a traditional terraced house in an area of similar houses off Spotland Road in Rochdale. The property fronts directly onto the pavement facing Pilling Street, with on street parking. At the rear of the property there is a small yard similar to surrounding houses and the area is what might be termed 'densely developed' typical of this type of accommodation which the conservation area seeks to preserve.

Properties in the area have undergone various upgrading works in recent times, mainly in the form of the addition of insulation to the external walls and render finishes applied. This has resulted in a mixture of external finishes within the conservation area.

Assessment - Heritage and Planning.

The property has been the family residence for many years and the applicant is keen to remain in the property. However, typical of this type of accommodation the existing staircase is below current standards and is narrow and steep, with a series of winders at the bottom of the stairs which makes it difficult to negotiate. In later years the applicant has suffered a number of falls on the stairs, the last of which resulted in a significant injury.

The brief is therefore to replace the existing staircase with one which complies with current Building Regulations. This necessitates taking over a large area of the existing kitchen and due to the constraints of the property, the loss of the existing bathroom at first floor level. Therefore, to facilitate the proposed staircase an extension to the property is proposed to increase the size of the kitchen and to provide a new bathroom at first floor level whilst maintaining the existing two-bedroom accommodation.

Clearly in achieving this aim a balance needs to be struck between the requirements of the development and heritage concerns namely;

1. The desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, and
2. The desirability of preserving or enhancing the character and appearance of the Conservation Area.

In this instance the proposed extension would take place at the rear of the property. The extension would take the form of a single storey extension along the rear width of the property with a two-storey element extending to approximately half the width of the existing house. The extension would be constructed in facing brickwork to match existing with a natural slate roof to match the existing roof covering. A similar, but slightly larger extension, was carried out to number 43 under planning permission, where the officer reported that, '...whilst they [extensions] will undoubtedly cause some impact on the amenity of adjacent occupiers by way of visual intrusion it is not believed that a refusal could be substantiated given the examples in the locality'. In addition, several properties in the area have been extended in a similar manner to the proposal to form single storey extensions.

The proposal therefore represents an addition to the property which reflects similar extensions to surrounding properties. There will be no impact on the form of the building as viewed from Pilling Street and there will be no perceived impact on the conservation area by the introduction of an incongruous feature which would be out of place due to similar extensions having been constructed in the area.

Justification

It is considered that the proposed extension, and the proposed alterations to the property, will not detract from the character and appearance of the conservation area. The proposal makes a positive contribution to the subject property and secures the long term viability of the property for the applicant and has long term benefits for the health and wellbeing of the occupants.

Therefore in the absence of any other material considerations we trust the council will feel able to support this submission.

This statement prepared by:-

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