



CAROLINE TAMWORTH PLANNING

Planning and Development

HOUSEHOLDER PLANNING APPLICATION 24/00349/HOUS

**PROPOSED SINGLE STOREY SIDE EXTENSION AND ERECTION OF FRONT
CANOPY**

25 HURSTED ROAD, MILNROW, ROCHDALE, OL16 3JS

HERITAGE & PLANNING STATEMENT

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CT1222

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1.0 The Site

1.1 The application site comprises an end dwelling within a row of four two storey brick -built dwellings on Hursted Road, approximately 500m to the north east of Milnrow centre.

1.2 The site is surrounded by residential properties except to the rear where there is a surfaced access road serving the rear gardens of No's 21 – 59 Hursted Road, and a small number of permit-only parking spaces. Beyond the access road to the north west lies the Grade II listed St James's the Apostle Parish Church and graveyard.



The application site (front elevation)



The application site (side elevation)

1.3 There are various forms of boundary treatment separating the rear garden areas of the Hursted Road dwellings from the access road and a concrete panel and post fence to the boundary of the Church.



Rear elevation of application site



Access road to the rear

2.0 The Proposal

3.1 The application seeks consent for a single storey side extension to the dwelling to provide additional living space for the applicants. The extension will accommodate a bedroom, shower room and utility. A front canopy will be created by extending the roof over the front elevation of the extension to meet the front entrance door. The elevations of the proposed extension will be faced in brick to match that of the existing dwelling will have a mansard roof laid with matching tiles to cater for the geometric footprint.

3.2 The existing pedestrian access from Hursted Road will be unchanged.

3.3 Detailed plans prepared by P A Dust are provided.

3.0 Planning Policy Context

3.1 The site is located within the Defined Urban Area and unallocated for any primary purpose on the Proposals Map used in conjunction with the adopted Rochdale Core Strategy.

3.2 The following Core Strategy (CS) policies are relevant to the proposal:-

- Policy P2 - Protecting and enhancing character, landscape and heritage
- Policy P3 - Improving Design of New Development
- Policy G2 - Energy and new development
- Policy G8 - Drainage and Flood Risk
- Policy DM1 - General Development Requirements

3.3 The following saved Rochdale Unitary Development Plan (UDP) policies are also relevant:-

- Policy EM/7 - Development and Flood Risk

3.4 Advice contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and within the Places for Everyone Joint Development Plan (PfE) and the National Planning Policy Framework (NPPF) is also relevant.

3.5 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. It emphasises sustainable development, promoting economic growth while safeguarding the environment and protecting communities. The NPPF aims to streamline the planning process, encourage local decision-making, and ensure development meets the needs of present and future generations.

3.6 The Places for Everyone (PfE) strategic spatial framework for Greater Manchester aims to create sustainable, inclusive communities by providing housing, jobs, and infrastructure while protecting the environment. The plan prioritises public transport, affordable housing, and green spaces to enhance quality of life for residents.

3.7 The following PfE policies are relevant:

- Policy JP-S1 - Sustainable Development
- Policy JP-S4 - Flood Risk and the Water Environment
- Policy JP-P2 - Heritage

CS Policy P2 - Protecting and enhancing character, landscape and heritage

3.8 To assist in the protection and enhancement of the borough's character and distinctiveness, policy P2 seeks to protect the borough's heritage by conserving, enhancing and promoting heritage assets and their settings.

3.9 Paragraph 200 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

3.10 St James's the Apostle Parish Church was listed in January 1967.

3.11 The Historic England listing description reads:

"SD 91 SW MILNROW SAINT JAMES STREET (north-east side)

3/108 Church of 24/1/67 St. James

G.V. II Church. 1868-9. By G. E. Street for the Schofield family. Rock-faced stone with slate roof. Nave with clerestory, aisles, south porch, west tower and chancel flanked by organ chamber and side chapel. Gothic revival. 5-bay nave and aisles with projecting plinth and weathered buttresses. Gabled porch in bay 1. Other bays have 2-light aisle windows with curvilinear tracery and triple clerestory lights with cusped heads. Coped gables with finials. 4-light west window and 5-light east window. The side chapel and organ chamber/vestry have ogee-arched doorways. 2-stage tower with diagonal buttresses and octagonal stair turret has 2-light belfry openings, a ballflower-enriched band below a parapet with blind cusping, gargoyles, a pyramidal roof, and pinnacles which have been taken down (1984). Interior: Double-chamfered nave arcade on octagonal columns having naturalistic foliage capitals, sculptor - T. Earp. Double-chamfered chancel and tower arches. Nave has king-post roof trusses whereas chancel has arch-braced collar-tie roof trusses. Sedilia and piscina. Stone font and pulpit. Stained glass. Timber fittings.

Listing NGR: SD9287612852"



St James's the Apostle Parish Church (south western elevation)

3.12 The former meeting room adjacent to the chancel of the Church was listed in April 1986.

3.13 The Historic England listing description reads:

"SD 91 SW MILNROW SAINT JAMES STREET (north-east side)

3/109 Former meeting room adjacent to chancel of - St. James Church

G.V. II Meeting room, now store room. 1872 on tablet. By G.E. Street. Rock-faced stone with slate roof. 2 small rooms which are open to the roof. 2 doors with ogee-arched heads and hoodmoulds on either side of a 2-light cusped window. Small corner buttress. Coped gables with kneelers. Ridge chimney stack. 2-light window in each gable, one with tracery, the other with cusped heads. Tablet in left gable. Included for group value.

Listing NGR: SD9289312855"



Former meeting room from south east



North eastern elevation of former meeting room

3.14 A sundial within the graveyard to the south of the Church was also listed in April 1986.

3.15 The Historic England listing description reads:

“SD 91 SW MILNROW SAINT JAMES STREET (north-east side) 3/111 Sundial in graveyard, south of St. James - Church

G.V. II

Sundial. Early C19. Stone. Baluster-type shaft with classical enrichment standing on a circular base. Dial and gnomon missing.

Listing NGR: SD9289112814”



Sundial – photograph courtesy of Historic England Alan Murray-Rust

3.16 A further listing of the Shore family chest tomb within the graveyard was made in April 1986.

“SD 91 SW MILNROW SAINT JAMES STREET (north-east side) 3/110 Shore family Chest tomb in graveyard of - St. James Church

G.V. II

Chest tomb. c.1811. Ashlar. Plinth with nosing. The chest has rounded ends, recessed panels, rustications and is flanked by turned corner balusters supporting a slab. The slab has reeded edges with acanthus leaf corners and is inscribed to the memory of Betty, wife of James Shore, Anne their daughter, Alice his second wife, Rachel his third wife and James Shore.

Listing NGR: SD9286812800"



Shore family chest tomb – Photograph courtesy of Historic England Alan Murray-Rust

3.17 The origins of a church on the site can be traced back to 1400 when a small chapel was built by the Byrons, barons of Rochdale. When the family moved away from Milnrow following the Wars of the Roses the local community was left without a place of worship.

3.18 A chapel was subsequently built by the River Beal after land was donated by Edmund Butterworth, in 1946. The chapel was enlarged in 1537 and a gallery added in 1715. Due to its riverside location the chapel often flooded during the winter months and it was decided that a new chapel on a new site was needed. Robert Entwistle gave the land for this project but funds were low, resulting in a poorly designed and constructed chapel too small for its needs which was demolished in 1814.

3.19 The present Church was designed by the architect George Edmund Street, who also designed the Royal Courts of Justice in London. The interior includes capitals with foliage decoration sculpted by Victorian stonemason Thomas Earp. The funds to build the Church

were donated by James Schofield and family, local mill owners. The Church was dedicated on 21st August 1869 and has continued to serve the Parish since.

The significance of the Church building is considered to be high.

3.20 The former meeting room was built in 1872 and provided two rooms for Parish meetings. More recently the building had been used as a store. The building has unfortunately fallen into a state of disrepair with a large section of the north eastern elevation and roof missing and whilst its historic importance is high, the visual significance is weakened by its dilapidation and the surrounding safety barrier.

3.21 The sundial is thought to date to the early 19th century and although the stonework is in good condition the dial and gnomon are missing. The sundial appears somewhat lost between surrounding structures and is not immediately apparent to passersby who are unaware of its presence.

3.22 The Shore family chest tomb is in solid condition but two of the balusters are missing from its south eastern end. The Shores were a notable family within the area, the reason for the churchyard burial and ornate tomb.

3.23 The tomb and sundial carry a group value when assessed within the context of the Church as a whole.

3.24 The application site is located some distance away from the Church building and former meeting room and even further away from the sundial and chest tomb. The land slopes gently downwards from north east to south west meaning that the application site is not readily visible from the southern part of the graveyard, particularly when the rear boundary treatment to No. 25 Hursted Road is reinstated. Any views of the application site will be within the context of the streetscene, which is made up of varying boundary treatments and outbuildings, and the trees and vegetation.



View of the application site from south eastern corner of Church building

3.25 Due to the single storey nature of the proposed extension and its position to the side and front of the dwelling, its impact upon the heritage assets will be neutral.

CS Policy P3 - Improving Design of New Development

3.26 This policy seeks high quality design in all new developments.

3.27 The purpose of the development is to add to and improve the living space of the dwelling. The proposal put forward respects the site context, incorporates a high standard of architectural quality and design and is sustainable.

3.28 The proposed extension is of a scale, height and massing that respect the original building and befit its setting. The proposed layout relates well to the functionality of the dwelling and ensures that the extension appears as subservient and in keeping with its character.

3.29 The external materials to be used for the elevations and roof of the extension will match those of the existing dwelling.

3.30 The proposed extension is proportionate to the main dwelling and will not appear unduly intrusive when viewed from neighbouring properties or the wider public domain. The

positioning and scale of the proposed extension in relation to the host dwelling will maximise the space available and fit well with the pattern of development.

CS Policy G2 - Energy and new development

3.31 The construction of the proposed extension will provide an excellent opportunity to maximise energy efficiency by taking the 'fabric first' approach.

CS Policy G8 – Drainage and Flood Risk, saved UDP Policy EM/7 – Development and Flood Risk & PfE Policy JP-S4

3.32 The site is not located within an area identified on the Local Plan Proposals Map as being at risk from flooding and the Environment Agency maps show the site as falling within Flood Zone 1 there being a low probability of flooding from local watercourses and a very low risk of flooding from surface water.

3.33 The proposed development will not lead to an increased risk of flooding to the application site itself or to the surrounding area.

CS Policy DM1 – General Development Requirements

3.34 The proposed development meets all of the relevant criteria of this policy. The design is of a high quality and the scale, massing and materials are complementary to the host building and character of the surrounding area. The development will not appear as overbearing or intrusive and will not lead to any adverse impact on the amenity or privacy of the occupants of the surrounding dwellings.

3.35 The existing access arrangements will be unaffected and ample private outdoor amenity space will remain for use for the applicants and their family.

4.0 Conclusion

4.1 The proposed development is of a high-quality design that respects the site context and will have a neutral impact upon the Grade II listed buildings and structures at St James's Church.

4.2 For the reasons stated above, the proposed development is compliant with local and national planning policy.

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