



CAROLINE TAMWORTH PLANNING

Planning and Development

HOUSEHOLDER PLANNING APPLICATION

**ERECTION OF A SINGLE STOREY REAR EXTENSION WITH GLASS LINK TO
EXISTING HOUSE**

MOORGATE EAST FARM, BROAD LANE, ROCHDALE, OL16 4QL

HERITAGE & PLANNING STATEMENT

Prepared by Caroline Tamworth Planning

On Behalf Of

Mr & Mrs McBride

CT1189

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1.0 The Site

1.1 The application relates to a Grade II listed stone detached dwelling located within the Burnedge area of Rochdale on a lane that leads off Broad Lane. High Crompton lies approximately 800 metres to the south east.

1.2 The majority of the dwelling is two storey but there is a single storey element to the south west where the previous garage has been converted to become part of the living accommodation.



The application site (front elevation)

1.3 To the rear of the dwelling is a landscaped garden area which overlooks the open land to the north west beyond which is the M62 motorway and Kingsway Business Park. There is a small lean-to porch to the rear elevation and a detached red brick outbuilding, a storage container, timber outbuilding and a slightly elevated seating area.

1.4 Timber fencing forms the boundary with the dwellings and associated buildings of Burnedge Farm to the north east and also with No. 4 Moorgate East Farm to the east.

1.5 A surfaced vehicular access to the site is shared with No. 4 Moorgate East Farm.



Rear elevation



Outbuildings and well



Lean-to porch, well and brick outbuilding

2.0 Background & Planning History

2.1 The existing dwelling was formed following the implementation of planning permission and listed building consent for the conversion of two dwellings into a single dwelling with associated internal and external alterations which was granted in May 2021 (21/00016/HOUS and 21/00017/LBC). The conditions attached to the approvals have been discharged and complied with and the development substantially completed.

3.0 The Proposal

3.1 The application seeks consent for the extension of Moorgate East Farm to provide additional living space for the applicants' extended family members who live with them.

3.2 The main elements of the proposal are:-

- Demolition of the red brick outbuilding and removal of the storage buildings and outdoor seating area.
- Construction of a rectangular pitched roof single storey building which will provide a bedroom, sitting area, bathroom and kitchen facilities for occupation by the applicants' family members.
- Construction of a glazed structure to link the living accommodation with the main dwelling.
- Demolition of brick wall surrounding the well and incorporation of the well into the glazed link structure at floor level.
- Removal of two trees within the garden area.

3.3 The vehicular access and parking arrangements will be unchanged.

3.4 Detailed plans prepared by Clear Architectural Services are provided.

4.0 Planning Policy Context

4.1 The site falls within the Green Belt on the Proposals Map used in conjunction with the adopted Rochdale Core Strategy. A recreational right of way runs along the lane.

4.2 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 G4 - Protecting Green Belt Land
- Policy G8 - Drainage and Flood Risk
- Policy DM1 - General Development Requirements

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

- Policy G/D/2 - Green Belt
- Policy EM/7 - Development and Flood Risk

4.4 Advice contained within the Council's Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and within the National Planning Policy Framework (NPPF) is also relevant.

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

4.5 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.

4.6 Paragraph 194 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.

4.7 The settlement of Burnedge lies between High Crompton and Rochdale through which passes the B6194 which crosses the M62 motorway to the north west. The lane on which the application site is located is home to several historic farms which have served the surrounding open land and livestock over the years.

4.8 With the development of packhorse routes to emerging woollen markets in Yorkshire in the 17th century, the inhabitants of the area adopted the domestic system, supplementing their income by fellmongering and producing flannel in their weavers' cottages. Coal mining and metalworking also flourished.

4.9 According to the Northern Mine Research Society Burnedge Colliery was in operation between 1827 and 1848:-

"The trustees and executor of the wills of John and Charles Milnes, late of Castleton near Rochdale, offered to sell the freehold estate and colliery in June 1827. This was New Burnedge, which Butterworth tells us had a 24 hp steam engine in 1832. It was 73 metres deep, probably to the Royley Mine because an area of that coal had been thrown down by faulting. A 270 metre long tram road linked the pit to a landsale alongside the Shaw to Rochdale road."

4.10 The building to which the application relates was first listed in January 1967 with the listing updated in April 1986.

4.11 The Historic England listing description reads:-

"SD 91 SW MILNROW BROAD LANE (north side) 3/81 Moorgate East Farmhouse and No. 3 (formerly listed as Moorgate East 24/1/67 Farmhouse)

- II Farmhouse. "M 1663" on door lintel, "IEM 1693"(John Milne) on porch lintel, "IM

1725" on gabled crosswing door lintel, "IM 1718" on garage wing door lintel. Also recorded is "IM 1795". Hammer-dressed stone with slate roof. 2-bay 2-storey house (1663) with gabled crosswing added to left and single- storey wing added to extreme left. Porch has coped gable with kneelers and ball finial, a chamfered door surround with obtuse-angled lintel and a stone slate roof. To the right are 5 and 4-light double-chamfered stone mullion windows with hoodmoulds, an inserted C18 door (No. 3) and 5 and 2-light chamfered mullion windows on the first floor. The later crosswing has a door with chamfered surround, obtuse-angled lintel and recessed spandrels and 4 and 3- light chamfered mullion windows. Left wing now a garage. Gable and ridge chimney stacks. Rear is rendered and has 1, 2 and 3-light chamfered mullion windows and a 5-light double-chamfered house-part window.

Listing NGR: SD9199010425"

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

4.13 The listing description mainly focuses on the front and south west elevation and refers to the composition of the building and its fenestration detailing. In particular the date markings and lettering on the door lintels feature in the description which are of significance. None of the features to the front or side elevations will be obscured or altered as a result of the proposed development and as such the proposed extension will have no impact on these parts of the dwelling.



Date and initials to porch lintel

4.14 The listing description goes on to refer to the rear elevation as being rendered with chamfered mullion windows and a 5-light double-chamfered house-part window. Again, none of these features will be lost or obscured as a result of the proposed development. The render has been painstakingly removed to reveal the original stonework which has been repaired and repointed in a sympathetic manner. The glazed link structure will project from the rear porch extension and not be connected to the stonework of the original principal rear elevation creating a clear visual separation between the old and new.

4.15 As part of the proposal the historic water well will become a prominent feature within the floor of the glazed link. The well is currently covered for safety reasons and its presence is not apparent against the backdrop of the outbuildings. The proposed development will retain and reveal the historic water well opening which will enhance the listed building.

4.16 The proposed development will lead to the removal of unsympathetic outbuildings, structures and the modern raised decked seating area which will have a positive impact on the setting of the building. The scale, massing and appearance of the simple, well-designed extension and link structure will have a positive impact upon on the setting of the listed building as a result and certainly not lead to harm. The proposed extension will form part of the ongoing financial and time investment that the applicants have made since taking ownership of the dwelling.

CS Policy P3 - Improving Design of New Development

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

4.18 Following a thorough site assessment detailed plans have been prepared by Clear Architecture Ltd, along with a supporting Design & Access statement.

4.19 The purpose of the development is to add to and improve the living space of the dwelling to accommodate the applicants' close family who need to live with them. The proposal put forward respects the site context, incorporates a high standard of architectural quality and design and is sustainable.

4.20 The proposed extensions is of a scale, height and massing that respect the original building and benefit 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. The glazed link provides a separation and transparency between the original dwelling and the proposed extension and will retain the original fabric of the building. None of the existing soft landscaping around the site will be lost as a result of the proposed development.

4.21 The external materials to be used for the elevations and roofs of the extension will match those of the existing dwelling. The link structure will comprise glazed panels within a slim lightweight aluminium frame.

4.22 The proposed extension is proportionate to the main dwelling and will not appear unduly intrusive from neighbouring properties or the wider public domain to the west. The positioning and scale of the proposed extension in relation to the main dwelling will fit well with the organic layout of other surrounding properties which contain various outbuildings and structures, including a large, pitched roof building beyond the boundary fence immediately to the north. The part of the garden on which the proposed extension will be sited is currently occupied by a cluster of outbuildings and domestic structures which will be removed and replaced with the simple rectangular form of the extension which will consolidate the built development to the benefit of the visual amenity of the site.

CS Policy G2 - Energy and new development

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

CS Policy G4 - Protecting Green Belt Land & saved UDP Policy G/D/2 – Green Belt

4.24 The application site is located within the Green Belt where development is restricted to those types of development deemed appropriate by national planning policies, unless very special circumstances, which outweigh the potential 'harm', can be demonstrated.

4.25 Local and national planning policy also supports limited infilling and redevelopment where proposals maintain beneficial uses and do not harm the character and openness of the Green Belt.

4.26 The proposed development is located within an established domestic curtilage and does not conflict with the five main purposes of including land within the Green Belt, set out within paragraph 143 of the NPPF, which are:-

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.27 Paragraph 154 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate. However, there are several exceptions to this including:-

- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*

4.28 Section 5.20 of the of the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' states that, in principle, extensions that result in up to a 35% increase in floorspace or volume over and above the original dwelling would normally be considered appropriate and not disproportionate.

4.29 The guidance also recognises that the characteristics of properties and proposed developments will vary significantly and that there may be occasions when a degree of flexibility is applied where a proposal may result in an increase of greater than 35% but still be considered proportionate.

4.30 The volume of the original building is 755.5m³ and the volume of the proposed extension is 264m³ which equates to a 35% increase. The floor area of the original building is 309m² and the floor area of the proposed extension is 78m² equating to a 25% increase.

4.31 The increase in volume is considered to amount to a proportionate addition to the original dwelling that will not lead to harm and therefore meets NPPF exemption criteria c).

CS Policy G8 – Drainage and Flood Risk & saved UDP Policy EM/7 – Development and Flood Risk

4.32 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.

4.33 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

4.34 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 compatible with and complementary to the host building and character of the surrounding area. The development will not appear as overbearing or intrusive and, as a result of its siting, will not lead to any adverse impact on the amenity or privacy of the occupants of the surrounding dwellings.

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

4.36 It is proposed that the two Ash trees within the rear garden be removed as part of the scheme. T3 will need to be removed to accommodate the extension due to the Root Protection Area. However, both trees have been found to fall within category 'U' due to significant Ash Dieback and decay and have a limited future and could become unsafe and

their early removal has been advised within the arboricultural report regardless of the implementation of the proposed development.

5.0 Conclusion

5.1 The proposed development is of a high-quality design that respects the site context and will make a positive contribution to the heritage asset. The proposal falls within NPPF exception criteria c) and will not result in unacceptable harm to the openness, character and appearance of the Green Belt.

5.2 For the reasons stated above, the proposed development is compliant with local and national planning policy and will enhance the living accommodation of the dwelling, whilst conserving and enhancing the Grade II listed building.

January 2024