

Conservation & Design Team

Economy and Place

Consultation Response on behalf of the Head of Planning Services

Application: 25/00775/HOUS

Site Address: 24 Moorgate Avenue, Rochdale OL11 5JY

Date Received: 22 August 2025

Date of Response: 22 August 2025

PROPOSAL:

Single storey side extension and alteration to fenestration following demolition of existing side garage and rear external store

CONSULTATION REPORT:

I would offer no overall objection in historic environment conservation terms to the proposed development. It's appreciated that the Moorgate Avenue Conservation Area Appraisal remains historically unpublished, but I am aware that the ethos behind it was to ensure the ongoing preservation and enhancement of the attractive street scene in this particular area.

The arched brickwork detailing above the proposed side door is noted, which is a positive, although it would be preferable if some additional consideration could be given to the design quality of the front elevation of the proposed side extension.

The property as exists includes some attractive projecting brickwork detailing and it would be pleasing to see this carried over into the proposed extension.

OFFICER RECOMMENDATION:

No objection subject to re-consideration of decorative detailing.

RE-CONSULTATION:

Only if deemed necessary by the Case Officer.