

Heritage Statement

Property

29 Emma Street, Rochdale OL12 6QW

Introduction

This application relates to number 29 Emma street, Rochdale.

The property is a semi detached house located adjacent to and within the setting of, the St Edmunds Church Falinge Conservation Area, a designated heritage asset.

Proposal

The applicant seeks planning permission to build a single storey rear extension adjacent to the existing rear ground floor extension to the adjoining property 31 Emma street.

The new rear element will be 4.0m deep and 4.25m wide with an eaves height of 2.7m and ridge height of 3.9m.

The proposed extension will be identical in height and the same depth as the adjoining rear single storey extension and would be constructed in facing brick to match the existing property and have a pitched roof in tiles to match the existing house roof.

The extension will be used as a kitchen whilst the existing house kitchen will be converted to a ground floor bathroom suitable for disabled use.

Assesment – Heritage and planning

The property has been the family residence for many years and the applicant is keen to remain in the property but there is in need for a ground floor bathroom facility.

However, typical of this type of accommodation the existing ground floor kitchen is small and would therefore be ideal as a bathroom and to provide a larger kitchen extension to the rear adjacent to the dining room on the ground floor.

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.

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 also 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.



SAINT EDMUND CONSERVATION AREA Designated 2011

