

Application Number:	23/01369/HOUS
Location:	Woodlands Canterbury Close Rochdale OL11 5LZ
Proposal:	Two storey side and rear extensions, first floor front extension, following demolition of conservatory, new car ports to front and side also forming balcony area to side, formation of raised decked area to rear and new storage outbuilding to garden area
Applicant:	OMER SHAFIQ
Case Officer:	Chelsea Petrillo
DETERMINATION DATE 18.04.2024	EXT OF TIME 22.04.2024
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	NO
	Contrary to previous decision?	NO
	Called in or Planning Panel objection?	NO

COMMENTS	Planning Panel comments received?	NO
	Neighbour comments received?	NO

CONDITIONS	Pre-commencement conditions proposed?	NO
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

Woodlands is a two storey large detached and previously extended mid-20th century residence located in the Bamford ward of Rochdale and on a private road off the Canterbury Close cul-de-sac to the south. The plot is generously sized and features an unorthodox siting to which it is flanked by surrounding dwellings including the Grade II listed "Broadhalgh" standing to the north-east. The plot adjoins to the Moorgate Avenue Conservation Area but it located wholly within the defined urban area and both pedestrian and vehicular access is facilitated via the private driveway sited between nos. 16 and 18 Canterbury Close.

Description of Proposal

Permission is sought for various alterations and extensions to the property including two storey front, side and rear extensions and two car ports, large in scale, matching those previously approved under app ref: 19/00276/HOUS. Materials remain to match that on the original dwellinghouse.

Where the previous 2019 application approved much of the proposed works, under this current application, a glass balustrade has been added to the north side

elevation carport to form a balcony and there is alteration to fenestration on both the side and front elevations.

An outbuilding intended as domestic use has also been proposed, to be sited within the rear garden close to the eastern curtilage and occupying approx. 33.4m² of floor space.

Relevant History

<u>77/D05580</u>	Outline application for two detached dwellinghouses. Granted January 1978
<u>79/D08139</u>	One detached dwellinghouse. Granted May 1979
<u>94/D30824</u>	Single storey extension to rear of dwelling to house swimming pool and single storey extension o side. Granted August 1994
<u>94/D31302</u>	First floor and ground floor extension to provide gymnasium and indoor swimming pool. Granted December 1994
<u>95/D32026</u>	Conservatory extension of rear of dwelling. Granted June 1995
<u>04/D43600</u>	Erection of one detached dwelling. Refused July 2004
<u>04/D44468</u>	Erection of one dwelling. Granted December 2004
<u>07/D50166</u>	Erection of one dwelling. Granted March 2008

Township/Member comments

None Applicable

Consultee responses

Highways and Engineering

Thank you for your consultation request.

We are confident the proposed development will not impact upon the Highway and we therefore have no comment regarding this application.

Conservation and Design

The application site is a detached, two storey house, set in a spacious plot. The house appears to date from the late 20th century. It is not of any particular architectural or historic interest. However, it is adjacent to the grade II listed 15 Broadhalgh Avenue and the Moorgate Avenue Conservation Area.

Moorgate Avenue and the adjoining Broadhalgh Avenue are good examples of an interwar suburban avenue. The area was developed after 1900 with the majority of building taking place after 1920. The area is considered to be of special architectural and historic interest, owing to the high quality of the streetscene and design and detailing of buildings.

15 Broadhalgh Avenue sits in the north-western corner of the Moorgate Avenue Conservation Area. This grade II listed property is a classic Arts and Crafts house based on vernacular form and materials. Completed in 1909 and designed by the architects Parker and Unwin, at the time, it would have appeared radical and modern compared to other buildings.

As the application site is within the setting of both the Conservation Area and a grade II listed building, the provisions of parts 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 apply.

Part 66(1) states that:

"In considering whether to grant planning permission [...] for development which affects a listed building or its setting, the local planning authority [...] shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Part 72(1) states that in the exercise of planning functions, *"with respect to any buildings or other land in a conservation area, [...] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Both the Conservation Area and the listed building are designated heritage assets for the purposes of NPPF Chapter 16 and Rochdale policy P2. Any harm to the significance of these designated heritage assets requires clear and convincing justification (NPPF paragraph 206) and depending on the level of harm, assessed under paragraphs 207 or 208.

The proposal is for the construction of single and two storey extensions, as well as a new detached outbuilding. The application is supported by a comprehensive heritage statement.

It is noted that planning permission has previously been granted for a similar scheme (19/00276/HOUS refers). The main changes appear to be the inclusion of a balcony and the inclusion of an outbuilding. The Conservation Officer raised no objections to the previous proposal, concluding that it would have a neutral impact on the significance of the designated heritage assets. In reaching these conclusions, they highlighted the mature screening that existed along the site boundaries.

There is nothing in this application to warrant a different conclusion in this case, as the boundary landscaping appears to still be in-situ. The new balcony is proposed above the previously approved car part and would not materially alter the appearance of this element. The proposed outbuilding is shown to be single storey and of relatively modest dimensions. The new extensions would also be seen in the context of the late 20th century dwelling.

Given the above, it is considered that the proposal would have a neutral impact on the significance of the designated heritage assets. The proposal would comply with the aims of NPPF Chapter 16 and Rochdale CS policy P2. It would also comply with the relevant requirements of the 1990 Act.

No objections

Tree Officer

No comments were received at the time of writing however, in line with the previous application where only minor changes are proposed under the revised application (excluding any changes to the footprint of the dwelling), the previous consultation remains relevant in relation to the proposed development to which a pre-

commencement condition was suggested in the interest of tree protection measures. However, in assessing the reasonableness of such condition where the officer for the previous application stated the trees could be removed at any time given they are not protected by a Tree Preservation Order, the suggested condition was not added to the decision notice.

In assessing the merits of this application, the provided tree constraints plan shows the proposed outbuilding to the rear of the dwelling to significantly encroach upon the root protection area of T1 to the east curtilage boundary adjacent to the proposed siting of the outbuilding however, given the presence of the existing outbuilding and the proposal to implement protective fencing during construction, is it considered unreasonable to add the suggested condition to the decision notice.

Representations

Letters of notification were sent to surrounding properties, a site notice was posted and a press notice was published in the local press. No public comments were received.

Policy

National

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

BE/17 New Development Affecting Conservation Areas

Places for Everyone Joint Development Plan (2024):

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Development

JP-P2 Heritage

JP-G7 Trees and Woodland

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

G6 Enhancing Green Infrastructure

P2 Protecting and Enhancing Character, Landscape and Heritage

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

Amendments

Clarification was sought as to the siting of the proposed fire pit, as seen on the proposed block plan. It was confirmed by the agent this feature is to not be inset into the ground therefore no further assessment was warranted.

Assessment

Design and Heritage: JP-P1, JP-P2, DM1, P2 and P3

The application site adjoins the Moorgate Avenue Conservation Area and sits within the immediate vicinity of the Grade II Listed 15 Broadhalgh Avenue. As such, the proposal must be considered with regard to Section 66 of the Planning and Listed Building and Conservation Areas Act 1990 (as amended) which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal must also be considered with regard to Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (as amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.

Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- ☐ The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- ☐ The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- ☐ The desirability of new development making a positive contribution to local character and distinctiveness.

Policy P2 of the Council's Core Strategy seeks to protect the Borough's heritage by conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings.

In addition, the application must also be judged against the contents of saved Policy BE/17 of the Council's UDP (New Development Affecting Conservation Areas) which states that development proposals will be permitted that preserve or enhance the character or appearance of a conservation area.

In assessing the impact of the proposed development on the adjacent Grade II Listed building and conservation area, a consultation was carried out with the Council's Conservation Officer. The Conservation Officer concludes that the additional merits proposed under this application would not warrant a different conclusion to the comments previously made. Reference is made to the boundary landscaping which remains in situ therefore concludes the proposed development is to have a neutral impact on the setting of the surrounding designated heritage assets. Accordingly, no objections have been raised in this regard.

In general design terms, as approved in the previous application, much of the works remain acceptable. The addition of the glass balustrade to the side elevation is considered in-keeping with the contemporary approach and is therefore not considered to disrupt the character of the new dwelling style. The proposed alterations to the fenestration on the side and front elevations raise no concern and are considered of appropriate style to remain in keeping with that already approved. The use of construction materials to match the existing will ensure continuity of design. It is noted that due to the position of the dwelling there is no visibility from the public realm therefore no concern is raised in this regard.

The outbuilding is of discreet siting and dimensions and would be presented as a minor addition to the plot relative to the scale of the main dwellinghouse.

It is considered appropriate to reinstate the same conditions as those previously imposed under 19/00276/HOUS including materials to match to ensure consistency throughout the dwelling.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the adopted Place for Everyone JDP, the SPD and the NPPF.

Amenity: DM1 and SPD

As per the previous application, all merits of that approved under 19/00276/HOUS remain acceptable in terms of amenity impacts.

The proposed balcony to the north side elevation is not considered to be of any concern given the presence of high hedges which run along the boundary providing sufficient screening from the adjoining property to the north, 17 Broadhalgh Avenue. The alteration to fenestration are also not of any concern.

The outbuilding will host two windows located on the front and side elevations however, given this is not a habitable space, amenity protection is not warranted in terms of loss of privacy. The outbuilding is of discreet siting and size and away from surrounding properties to not cause any overbearing impact.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD, PfE and the NPPF

Highways and Parking: DM1 and T2, Appendix 5

Following the proposed additional bedroom to the first floor, the proposed parking arrangements remain acceptable and in accordance with DM1, T2 and Appendix 5. The Councils Highway Department were consulted for comments on the revised scheme and raised no objection therefore adjudged to be satisfactory in respect of parking.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

Arboriculture Impacts: G6

The Council's Tree Officer did not provide any comments at the time of writing. However, an arboricultural impact assessment (AIA), tree survey and root protection details were provided to support the application. The AIA states the removal of G4 is to be removed as part of the project and protective fencing is to be erected for the duration of the construction phase where the work is to be carried out in accordance with British Standard 3998 (2010). The AIA acknowledges the siting of the outbuilding within close proximity to the root protection zone of T1 but is to be constructed in place of the existing outbuilding. For this reason and in line with the previous application, the previously suggested condition will not be added to the decision notice.

Recommendation: Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:
 - Location Plan
 - 18.1882.5D Rev E Proposed Block Plan
 - 18.1882.SC6.3 Proposed Elevations

- 18.1882.SC6.1C Rev C Proposed Ground Floor Plan
- 18.1882.SC6.2D Rev D Proposed First Floor Plan
- 18.1882.SC6.4 Proposed Storage Building
- BS 5837 Protective Fencing Specification
- Heritage Statement (Dated Feb 2024)
- Arboricultural Impact Assessment and Arboricultural Method Statement
- BS 5837 Tree Survey
- Tree Root Protection System
- Tree Constraints Plan

and the development shall be carried out in complete accordance with the approved drawings and supporting documents.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	C.Petrillo	Signed: 09.04.2024
Authorisation	TH	Signed: 19.04.2024

Report Author Chelsea Petrillo