

APPLICATION NUMBER: 25/00310/HOUS

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Location:	18 Moorgate Avenue Rochdale OL11 5JY
Proposal:	Front porch extension, increase to ridge height to create loft conversion, including roof lights and alteration to fenestration
Applicant:	NICOLA STALEY
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	Y

Location

This application relates to no. 18 Moorgate Avenue, a detached bungalow located within the Moorgate Avenue Conservation Area, which derives its significance from being a high quality example of interwar housing. The application property faces southwest towards the highway, is adjacent to no. 16 Moorgate Avenue to the southwest and no. 20 Moorgate Avenue to the northwest. The rear boundary of the curtilage is shared with no. 19 Norwich Avenue with no. 11 Moorgate Avenue located across the highway to the southwest. Moorgate Avenue rises gradually in a northwesterly direction with the result that the application property is sited on higher ground than the adjacent no. 16 Moorgate Avenue. The application property has retained its original features including the slate roof, canted bay to the front elevation and chimney stack.

Description of Proposal

Permission is sought for the following:

- A 1m increase to the roof height, to accommodate a bedroom loft conversion. Proposed materials include re-using the existing slate tiles as much as

possible on the front and side elevations and replacement slates to be used, where necessary, to the rear.

- The installation of an obscurely glazed first-floor rear window, 4 skylights, and a set of bi-folding doors. All rear windows and doors, and all rooflights, will have black aluminium framework.
- A front porch extension comprising a gabled projection in between two bay windows. The gable end would project 0.7m and measure 2m (width) X 3.6m (height). Proposed materials for the porch and bay windows include white UPVC window framework atop a red brick base. The porch roof would use the existing roof slates.

Relevant History

24/01042//HOUS – Refused:

Reasons:

1. *By virtue of their size, scale, form and design, the proposed extensions to the host dwelling would constitute incongruous and poorly designed additions that would be detrimental to the character and appearance of the host dwelling and surrounding area. As such, the proposed extensions would adversely affect the heritage value of the Moorgate Avenue Conservation Area through visual competition and conflicting style. This would result in less than substantial harm, which has not been reasonably justified in terms of its public benefit. The proposal does not therefore accord with policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, policies JP-P1 and JP-P2 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.*
2. *By virtue of the failure to comply with the minimum separation distances outlined in paragraph 4.1 of the SPD, the proposed first floor windows serving the master bedroom would result in a harmful loss of privacy for the occupants of no. 20 Moorgate Avenue and no. 19 Norwich Avenue. In particular, the windows are considered to harmfully overlook the private garden areas of both properties. The proposal does not therefore accord with policy DM1 of the adopted Rochdale Core Strategy, policy JP-P1 of the Places for Everyone Joint Development Plan, the Council's 'Guidelines and Standards for Residential Development' Supplementary Planning Document and the National Planning Policy Framework.*

Township/Member comments

None

Consultee responses

Conservation Officer 03/04/2025

No overall objection, subject to clarification of the materials and construction details

Officer's response:

The applicant has subsequently clarified the construction materials to the satisfaction of the Conservation Officer. Nonetheless, a materials schedule will be required by condition, in the event of any permission.

Representations

Letters of notification were sent to neighbouring properties 02/04/2025, an advert was published in the local press, and a site notice was displayed. No objections were raised.

Policy

National

National Planning Policy Framework (NPPF) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

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 Places
JP-P2	Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1	Defined Urban Area
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Adopted Rochdale Core Strategy (CS) 2016:

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

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

None Applicable

Assessment

Design and heritage: DM1, P2 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Within Conservation Areas, the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. Section 72 of this Act requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of the area. Paragraph 205 of the NPPF states that when considering the impact of a proposed development on the significance of a heritage asset great weight should be given to the asset's conservation. Paragraph 213 states that any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification. Paragraph 215 states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.' Similarly, PfE Policy JP-P2 seeks to positively conserve, sustain and enhance our historic environment and heritage assets and their settings. CS Policy P2 promotes the protection and enhancement of key heritage assets and their visual amenity.

The application property is a modest, interwar bungalow within the Moorgate Avenue Conservation Area (CA). The significance of the CA derives from it being a high quality example of interwar housing. This is further enhanced by the inclusion of the grade II listed no. 15 Broadhalgh Avenue by eminent 20th century architects Parker Unwin.

The 1m increase to the roof height would constitute a modest increase in the height and massing of the dwelling, largely retaining the existing form and appearance, particularly when viewed from the street. Similarly, the proposed porch is a modest addition and uses plenty of glazing to match the bay windows.

The main consideration is the proposed materials. The plans confirm that the existing roof slates will be re-used on the front and sides, including the porch extension, and matching slates will be used, where necessary, for patching to the rear. White UPVC is proposed for the window framework to the front porch and bay windows, and black aluminium is proposed across all fenestration to the rear and the 4 rooflights. These materials are considered acceptable, as they would be in keeping with the appearance of the existing house and the surrounding houses on Moorgate Avenue.

Overall, the proposed works are considered to be modest and in keeping with the materials, form and massing of the existing dwelling, therefore having a neutral impact on the character of the Conservation Area. The design therefore accords with

CS Policies DM1, P2 and P3, PfE Policies JP-P1 and JP-P2, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Given the increase in ridge height, the impact of the development on the amenity of neighbouring occupants is similar to that of a first floor rear extension. Paragraph 5.9 of the SPD sets a maximum standard to first floor rear extensions, stating that planning permission will not normally be granted for first floor extensions that project beyond a 30 degree line drawn from a point 2.4m along the common boundary from the rear elevation of the adjacent dwelling. Based on this standard, the proposed development would comply, and therefore, would have an acceptable impact on the amenity of occupants of nos. 16 and 20 Moorgate Avenue.

The proposal includes a first floor, obscurely glazed rear window, serving the proposed en-suite. A condition will be attached, requiring the window to be obscurely glazed, in order to preserve the privacy of occupants of no. 19 Norwich Avenue, and to ensure compliance with the minimum separation distances in paragraph 4.1 of the SPD. Subject to this condition, the proposed development is considered acceptable in terms of its impact on the privacy of future and neighbouring occupants.

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

Highways and Parking: DM1 and T2, Appendix 5

The property would retain the maximum standard of two off-street parking spaces, and therefore accords with policies T2 and DM1.

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:
 - Proposed elevations and materials: 25.3518.SC1.2B

- Heritage Statement: 25.3518 (James Campbell Associates Ltd.)
- Proposed floor plans and sections: 25.3518.SC1.1A
- Existing and proposed block plans: 25.3518.3
- Site location plan

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. No above ground works shall take place until such time as a detailed specification and/or samples of materials to be used externally in the construction of the development have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall be carried out in accordance with the duly approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and the preservation of the character of the Conservation Area, in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. No above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of ensuring a satisfactory visual appearance to the development and the preservation of the character of the Conservation Area, in accordance in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan 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	28/05/2025	Signed: Hamish Rigg

Report Author Hamish Rigg