

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01146/FUL	Hamish Rigg	19/02/2025

Address: 41-43 Newbold Street, Rochdale, OL16 5AH

Proposal: Alterations to convert existing 4 bed dwelling to 2no' 2 bed dwellings including demolition of existing single storey rear extension and construction of new two storey rear extension.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	n/a
	Neighbour letters expired?	Y	Press Notice expired?	n/a

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

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

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	y
	Pre-commencement conditions agreed (or notification period expired)?	y

RECOMMENDATION	Grant STC
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CHECKED AND SIGNED OFF BY: RK

DATE: 20/02/2025

SITE

The application relates to 41-43 Newbold Street; a pair of adjoining terraced houses along a residential street in Newbold, Rochdale. Newbold Street predominantly comprises York Stone terraced houses, some of which date back to the Mid-Nineteenth Century. The application properties are themselves Non-Designated Heritage Assets as they appear on the First Edition OS Maps, dating back to 1846, and therefore hold some historical value. The surrounding area is typically suburban, comprising medium density housing, quiet streets, and a semi-verdant character.

Nos. 41-43 face north-east, fronting the pavement and overlooking the adopted highway. The site adjoins no. 39 to the south-east and no. 45 to the north-west. The rear boundary of the curtilage faces south-west, bordering an alleyway separating the site from residential gardens on Newbold Hall Gardens.

PROPOSAL

Permission is sought to convert the existing four bedroom dwelling into two separate two bedroom dwellings, together with a two-storey rear extension, following the demolition of the existing rear extension, and alterations to the roof and front fenestration.

The proposed two-storey rear extension would project 3m from the existing rear elevation, comprising a pitched roof, three windows and a set of double doors on each dwelling, and a render finish. The extension would measure 4.8m (eaves height) X 6.9m (maximum height) X 9.7m (width).

Alterations to the roof include replacing all the existing roof tiles.

Alterations to the front fenestration include: the replacement of all existing windows on what is to become no. 41 with UPVC frames and mock vertical sash openings; a new window in place of the existing garage door at no. 43; and a new access door in place of the existing window at no. 41. Matching stonework and lintels will be installed where necessary.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
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
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

C1	Delivering the right amount of housing in the right places
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).

RELEVANT SITE HISTORY

The Design and Access Statement states that the site was formerly two separate dwellings, and that at some point they were converted into the current single dwelling. There is no planning history which demonstrates this, however given the address refers to 41-43, it may be reasonable to assume that there were once separate dwellings.

CONSULTATION RESPONSES

Highways 03/01/2025:

No objections

REPRESENTATIONS

Letters of notification were sent to surrounding properties 05/12/2024; no objections were raised.

ANALYSIS

Principle for development: delivering additional homes

Places for Everyone establishes the need for at least 616 net additional dwellings per year in Rochdale to meet the housing needs of the borough. Policy C1 of the Core Strategy aims to maximise the potential of previously developed sites within the urban area to achieve a target of 80% of new housing of previously developed land. The site falls within the 'defined urban area' as set out in Policy G/D/1 of the saved Unitary Development Plan (UDP). Furthermore, policy JP-H4 of PfE states that new housing should be delivered a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

Permission is sought to convert the existing four bedroom house into two separate two bedroom dwellings. Whilst this conversion would not make a materially significant contribution to the housing targets of the Borough, it would be more reflective of the housing density in this location. Historically, the majority of terraced

houses along Newbold Street are single-fronted two bedroom properties, akin to the proposal. As such, the proposed dwellings would be of an appropriate density, and would make a small contribution to achieving the housing targets of the Borough, whilst making use of a previously developed site. The principle for development is therefore established.

Design and heritage: JP-P2, 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.

In addition, Paragraph 216 of the NPPF states that the effect of an application on the significance of a Non-Designate Heritage Asset (NDHA) should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The site has been identified as a NDHA as it pre-dates the First Edition OS Maps from 1846. Its historical significance is held not only in its age, but in its vernacular style and original features. Over time the dwelling has undergone several changes, including the construction of a single-storey rear extension and alterations to the front fenestration, but generally speaking the external fabric has upheld its historical charm and appearance. Given the site's historical significance is largely founded in its traditional aesthetic, matters relating to heritage and design will be considered collectively.

The proposed two-storey rear extension would result in an increase in height and massing, and a greater visual presence than the existing single-storey rear extension. Despite this, the rear extension follows a uniform design and has a subordinate roof form which, overall, would create an integrated and subservient appearance with the host dwelling. Whilst the application of render and installation of UPVC fenestration is not in keeping with the dwelling's original historic design, it matches the existing material palette, and that of the adjoining houses. Ultimately however, the design of the proposed rear extension is acceptable as it is hidden from public view and therefore would have no material impact on the character and appearance of the street scene.

The main consideration therefore relates to the proposed alterations to the front fenestration and the replacement of all existing roof tiles. The existing roof slates and the timber sash windows contribute positively to the dwelling's heritage value and design. As such, their loss would result in some level of harm to the character and appearance of the dwelling and would require mitigation. By comparison, the existing garage door is fairly dilapidated and incongruous in appearance, and therefore its removal is welcomed.

The plans indicate that the new and replacement windows use a mock vertical sash design and would be constructed from PVC frames. In the case of the new window, the alterations include stone lintels and matching stonework to infill the space left by the garage door. As for the new access door, this would be similar in proportion and design to the existing front door at no. 43. In principle, the proposed alterations to the

fenestration are acceptable, as they are in keeping with the design and proportions of windows and doors along Newbold Street, including other properties considered to be NDHAs. However, whilst the proposed alterations are acceptable in principle, in order to ensure that the harm caused by the loss of the existing windows is mitigated for, the applicant will be required, by condition, to submit full details and specifications for the proposed fenestration and stonework to the LPA for approval in writing.

The plans indicate that the existing roof slates will be replaced with interlocking concrete tiles "to match adjacent properties". Whilst some of the more modern houses along Newbold Street have concrete tiles, the dwelling's existing roof slates are an original feature used across the entire adjoining terrace, and contribute to their identification as NDHAs and their vernacular design. Concrete roof tiles would therefore not be acceptable as they would not be in keeping with the traditional appearance of the terrace, and would harm its historical significance. Therefore, and notwithstanding the details included in the 'Proposed Elevations (07c)', a condition will be attached requiring any replacement roof tiles to be made from slate, and for full details and specifications to be submitted to and approved in writing by, the LPA. The applicant has subsequently agreed to this condition.

Overall, and subject to the recommended conditions, the design of the proposal and its impact on the heritage significance of the dwelling is therefore acceptable in accordance with PfE policy JP-P2, Core Strategy policy DM1, P2 and P3, 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.

In view of the above, the only consideration is for the proposed two-storey rear extension and its potential impact on the amenity of neighbouring occupants. Paragraph 5.8 of the SPD states that two-storey rear extensions can have a significant impact on neighbouring occupiers, particularly on their enjoyment of their gardens due to potential oppressiveness. As such, paragraph 5.10 states that permission will only be granted for two-storey rear extensions which do not project further than 3m from the first-floor rear elevation of the adjoining dwelling, where the adjoining dwelling has a single-storey rear extension. The proposed rear extension projects a maximum of 3m when measured from the rear elevation of nos. 39 and 45, both of which have single-storey rear extensions, and is therefore compliant with the SPD. By virtue of its compliance, the proposed rear extension would have an acceptable impact on the amenity of neighbouring occupiers.

For future occupants of the proposed dwellings, the plans indicate that all habitable rooms would be served by adequate levels of outlook and natural light.

Overall, the development is therefore acceptable in accordance with policies DM1, the SPD and the NPPF.

RECOMMENDATION

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 (07c)
 - Proposed first floor plan (06c)
 - Location plan (01)
 - Proposed site plan (04c)
 - Proposed section (08d)
 - Heritage Impact Assessment (Aurora Heritage Planning: 1524_001, February 2025)
 - Design Statement
 - Design and access statement

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. Notwithstanding the details submitted in the Proposed Elevations (07c), the replacement roof tiles shall be made from slate. No above ground works shall take place until such time as a detailed specification and/or samples of the replacement roof tiles 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 preserving the historical significance of the dwelling, in accordance with Policies P2, 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 such time as a detailed specification and/or samples of the stonework 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 preserving the historical significance of the dwelling, in accordance with Policies P2, 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.

5. No above ground works shall take place until full product specifications for the windows, external doors, 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 preserving the historical significance of the dwelling, in accordance with Policies P2, 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.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.