Application Number:	19/00456/HOUS
Location:	18 Knowl Syke Street Wardle OL12 9PG
Proposal:	Single storey side extension
Applicant:	Mr R. Lord
Case Officer:	John Van Eker
Recommendation:	Refuse

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?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to a brick-built detached house at number 18 Knowl Syke Street, Wardle. The dwelling is set back from the highway and unique in design compared to the other houses on this street. The application dwelling has a simple design and rectangular shape; neighbouring properties are a mixture of stone cottages and detached properties with link garages or garages projecting to the front. To the side (east) of the dwelling, in the rear garden area is a detached garage built in the early 1990s and along the front boundary is a low dry stone wall with a mature hedgerow above, which partially screens the dwelling from the highway.

To the east, beyond the side garden and garage, is a row of detached houses linked by side garages and directly opposite, on the other side of the highway is a row of detached dwellings of similarly simple design. To the west of the application dwelling is a row of stone cottages and the end two cottages (No.s 20 & 22), nearest the application dwelling, are Grade II Listed Buildings. In between the application dwelling and the adjacent Listed Buildings is a section of land which appears to be used as parking by the residents of the cottages. The application site is also located within Wardle Conservation Area.

Description of Proposal

The application proposes the erection of a single storey side extension to the east-facing side elevation of the property. The extension would project approximately 3.1m from the side elevation and feature a stepped design with an additional element projecting with a narrower width forwards of the front elevation of the property by approximately 1.6m.

Relevant History

12/55849/HOUS
Single storey side extension to dwelling
Approved with conditions 13/12/2015

13/00105/CPL
Application for a lawful development certificate for the proposed installation of new roof tiles to dwelling
Grant unconditionally 19/04/2013

89/D23085
Private Double Garage
Approved with conditions 05/04/1989

Township/Member comments

N/A

Consultee responses

Conservation and Design

This application cannot be supported at this time.

18 Knowl Syke Street is a mid-20th century, two storey brick constructed located within the Wardle Conservation Area. The property is also within the setting of 20/22 Knowl Syke Street, a pair of Grade II listed buildings.

The proposed design of the extension is contemporary in shape however, the proposed materials are not considered to be high quality or complementary to the wider conservation area which would cause less than substantial harm to the designated heritage assets (NPPF, paragraph 196).

The use of render within the conservation area should be avoided to help retain the character of the local area. As such it would be more appropriate to do something which uses bricks to match the existing building mixed with glazing, or high quality traditional materials, i.e. zinc or timber cladding.

It would also be more appropriate for the new extension to be pulled back way from the front elevation of the property to allow it to be subordinate to the main house.

To conclude, until further design development is undertaken, particularly in relation to the chosen materials, this application will not be supported.

Representations

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

Adopted Rochdale Core Strategy (CS) 2016:

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

DM1 General Development Requirements
P3 Improving Design of New Development
P2 Protecting and Enhancing Character, Landscape and Heritage
T2 Improving Accessibility

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development (2016)

Amendments

None Applicable

Assessment

Design and Heritage: BE/17, DM1, P2 and P3

- A design and access statement has been submitted alongside the application which seeks to provide a justification for the proposed extension - the statement makes reference to deleted Rochdale Unitary Development Plan policies. The proposal has been assessed against the relevant policies (those saved from the UDP and those within the Rochdale Core Strategy) aforementioned in this report.
- The proposed extension would project forwards of the front elevation of the property and whilst the property is set back from the highway, this forward position would increase the visual prominence of the proposed extension and result in an addition that would not appear subservient to or architecturally compatible with the original property. This combined with a render finish and a flat-roof arrangement would result in an unduly prominent, alien addition that is out of character with the host property.
- Whilst it is noted that a permission was previously granted for a single storey side extension at this property (ref. 12/55849/HOUS), the design of this extension did not project beyond the front elevation of the property. The overall design of the previously approved scheme was also more in keeping with the character of the original property, making use of a mono-pitched roof as opposed to a flat roof design. The historic scheme would not therefore result in the same detrimental impact on the appearance of the host property, the streetscene and the character of the area as the current application proposal.
- The proposed extension would be constructed directly adjacent to the pair of Grade II listed buildings at nos. 20 and 22 Knowl Syke Street. The listings of these properties stem from the age of the buildings (*circa* 1800) and their architectural design. In addition, the Wardle Conservation area in which the application property is situated, covers the core of the historic village of Wardle and was designated due to its wealth of architectural and historic features that are indicative of an archetypal Lancashire (South Pennine) settlement.

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCA) requires that special regard is had to the desirability of preserving listed building or there setting in considering whether to grant planning permission for development which affects a listed building or its setting. Section 72 of the PLBCA requires that special attention is paid to the desirability of preserving or enhancing the character of appearance of a Conservation Area.
- Paragraphs 193 and 194 of the NPPF set out that great weight should be given to the conservation of a heritage asset when considering the impact of proposed development on its significance. Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.
- Consultation has been undertaken with the Council's Conservation Officer, who has raised an objection to the scheme. The Officer has concluded that the proposed materials to be used to the exterior of the extension, brick plinth with cream white render, are unacceptable at this location and that the proposed projection forward of the front of property is unsuitable.
- Whilst other neighbouring properties feature some elements of render finishes, a proposed cream white render finish to the proposed extension would appear out of character and uncomplimentary to the historic character of the immediate vicinity and cause harm to the significance of the conservation area and adjacent listed buildings.
- Paragraph 196 of the NPPF requires that where a development proposal will result in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- The applicant has included details in respect of personal circumstances explaining the need for the proposed development and how the extension would be used by the applicants. The Council's Residential Development SPD explains that more general planning considerations, such as a development's impact on the character of an area, are still the principal considerations and notes that the needs of a person may exist for only a few years whereas built development is likely to last for decades. In this respect, it is not considered that the personal needs of the applicant in this particular case sufficiently outweigh the identified harm to visual amenity and the significance of heritage assets which would arise as a result of the development.
- No public benefits have been identified which would outweigh the less than substantial harm to the heritage assets, in accordance with paragraph 196 of the Framework.
- In light of the above, the proposed extension would have a detrimental impact on the character and appearance of the host building and the surrounding street scene. The proposal would also fail to preserve or enhance the character of the Wardle Conservation Area and would cause less than substantial harm to the setting of the adjacent listed buildings. Accordingly, the proposal is considered to be contrary to Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Amenity: DM1 and SPD

- The proposed single storey side extension would be sited away from neighbouring properties. Although the appearance of the proposed extension differs from previously approved schemes, the extension would be sited a similar distance from neighbouring property when compared to the scheme proposed under application ref. 12/55849.
- The proposal would not unduly affect the privacy and amenity of any neighbouring residents through overlooking, overshadowing, loss of daylight or outlook.
- An acceptable amount of outdoor amenity space would be retained also for current and future occupiers.
- The proposal would not unduly impact on the amenity of the occupants of neighbouring properties or of the host property in accordance with Core Strategy Policy DM1, the Residential Development SPD and the NPPF.

Recommendation: REFUSE

1. The proposed extension, by virtue of its design, materials and siting, in particular the substantial projection beyond the front elevation, would result in harm to the character and appearance of the host dwelling and the street scene. The proposal would also fail to preserve or enhance the character of the Wardle Conservation Area and would result in less than substantial harm to the setting of the adjacent Grade II listed buildings at 20/22 Knowl Syke Street. No public benefits would arise which would demonstrably outweigh the identified harm to the significance of the heritage assets. Accordingly, the proposal is considered to be contrary to Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, saved Policy BE/17 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

Informative

For the avoidance of doubt this decision relates to the following plans:-

- 18 Knowl Syke Street Location Plan
- Existing Plans and Elevations Drawing No. 18018 01 Rev 2
- Proposed Plans and Elevations Drawing No. 18018 02 Rev 2

	Date	**Officer**
Report Completed	08/07/2019	Signed: JVE
Authorisation	10/07/2019	Signed: DA

Report Author John Van Eker