

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00110/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 17.04.2025 **EXT OF TIME** 23.05.2025

Address: Moor House 225 Manchester Road Heywood Rochdale OL10 2NN

Proposal: Increase in ridge height of main dwelling with the addition of a rear dormer. Single storey rear extension together with the conversion of existing outbuilding to living accommodation.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	N

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

RECOMMENDATION

GRANT subject to conditions

CHECKED AND SIGNED OFF BY: TH

DATE: 30.06.2025

SITE

The site is located at 225 Manchester Road, Heywood. This is a detached two storey dwelling on a large corner plot which benefits from off street parking, front amenity space and a large rear garden.

Moor House is a 19th Century Villa that should be treated as a Non Designated Heritage Asset. Edgcroft is a Grade 2 listed building located southwest of the site.

On the site there is an existing outbuilding attached to Wicken Cottage, this along with Moor House share some of the same character.

PROPOSAL

The application seeks permission to increase the height of the main dwelling and add a rear dormer. The north-east side of the roof would also be converted from a hip to a gable. The application also proposes a single storey rear elevation along with the conversion of the existing outbuilding to living accommodation. The application includes removing the existing hanging slate on the northeast elevation and replacing it with brick.

On the ground floor, the single storey rear extension will provide a lounge and additional dinning space. On the second floor the increase in height and dormer will provide an additional bedroom, storage and en-suite.

Amendments to the proposals were submitted during determination in response to design concerns.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional Policy

Places For Everyone (PfE)
JP-S1 Sustainable Development
JP-P2 – Heritage

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:
G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

04/D42988 – Proposed First Floor Side Extension

CONSULTATION RESPONSES

Conservation And Design

Significant design concerns have been identified to the non-designated heritage asset and the setting of the associated Wicken Cottage. To the rear of the property, the inclusion of the dormer in the proposed form, along with the rendering of the building would result in significant harm to the visual cohesiveness and character of the building. The proposed dormer appears to be excessive in scale & width and the second-floor balcony would give rise to significant residential amenity concerns through overlooking and loss of privacy, whilst also appearing as visually jarring.

REPRESENTATIONS

Letters of notification have been sent out to surrounding properties and a site notice has been displayed in the vicinity. Three objections have been received and raised the following concerns:

- Loss of privacy for surrounding neighbours due to balcony.
- Loss of privacy due to proposed rear extension.
- Negative impact on character and heritage of the area.
- Concerns the proposed works will not fit in with the existing street scene.
- Concerns over who will stay in the outbuilding.
- Negative impact on property value (this is not considered to be planning matter).
- Overdevelopment and intensification in use of the property
- Concerns over drainage infrastructure (this is not considered to be planning matter as will be covered under separate legislation)
- Lack of consent for works joined to neighbouring properties (not a planning matter)

Planning objections will be considered within the assessment below.

The amendments received during determination would not result in any greater impacts and as such repeat notification was not undertaken.

ANALYSIS

Principle of Development

The proposed application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). The site is located in a residential area, and the principle of development is considered acceptable.

Moor House is considered to be a Non Designated Heritage Asset along with the neighbouring Wicken Cottage. Further planning matters will be considered below.

Design

Policies DM1 and P1, P2 and P3 of the Council's adopted Core Strategy require development proposals to demonstrate high quality design.

Paragraph 208 of the National Planning Policy Framework states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise.

Paragraph 212 of the NPPF states that in considering the impact of a proposed development, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration of a heritage asset and as they are irreplaceable, any harm or loss should require clear and convincing justification.

In assessing the acceptability of the proposed development, regard must be had to the NDHA status of the building.

The proposed hip to gable conversion is considered to be positive in design terms in that it will rebalance the proportions of the roof. The minor increase in roof height and pitch is not considered to be detrimental to the character of the house.

The Council's Conservation Officer has been consulted and raised concerns about the proposed dormer, balcony, and rendering of the building as originally proposed.

The rear dormer has been reduced in size and the balcony has been removed and will be clad in hanging slate to match the roof, which is also to be resurfaced with slate as existing. These materials are considered acceptable as they maintain the character of the dwelling. It was originally proposed that the dormer would be clad in grain-effect UPVC cladding.

Whilst the revised dormer window will still be somewhat incongruous with the character of the house, it is noted a dormer window of similar size and form could be undertaken without planning permission under permitted development rights, and as such resisting the proposal on the grounds of this design consideration could not be sustained.

More generally, it was originally proposed that the north-east side elevation (including the extended gable wall), the ground floor extension and a portion of the existing rear elevation would all be rendered and painted white.

Whilst this was understood to be required to address existing mismatches in facing materials, this approach was considered unacceptable. The revised plans would instead have these elements finished in brick to match the existing elevations. To ensure an appropriate match, it is recommended that details or samples of a specific brick is approved by condition. This will also allow for inspection of the original brick wall which is assumed to remain under the slate cladding over the north-east elevation, which is to be removed, again to ensure a suitable match on the gable extension.

Whilst contrasting in architectural form and in some details, the single storey rear extension will be faced in multi-blend brick to match the existing house, and overall this is not considered to be detrimental to the character of the house, and on balance is considered to be acceptable.

The proposed development includes adding one new window ground floor window on the north-east side elevation. This would match the proportions and design of existing windows at this elevation.

In conclusion, it is considered that the matters raised by the Conservation Officer have been satisfactorily addressed through changes to the design details and facing materials. Public comments on design matters are noted. In accordance with the NPPF paragraph 216 a 'balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. On balance, the proposed development will not cause an unacceptable level of harm to the asset.

The planning application includes plans to convert the existing outbuilding into living accommodation, this does not include any external alterations and is considered acceptable in design terms.

As such, it is considered that the proposals would comprise a good standard of design, subject to the use of conditions. In light of this, the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Councils Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."* PfE Policy JP-H3 also establishes the requirement for new dwellings to be compliant with the Nationally Described Space Standards.

The SPD sets out space standards in paragraph 4.1 that should be applied to development which affect existing residential properties. The proposed development complies with the space standards. The dwelling has a long garden and does have any dwellings that it directly overlooks to the rear.

In assessing the impact on the proposed development on the neighboring dwelling no. 223 Manchester Road, the increase in the height of the roof needs to be considered.

On the south-west elevation of no. 223 Manchester Road there are several existing windows which would experience some overbearing impacts and loss of light from the proposed gable roof extension. It has been established that some of these windows serve habitable rooms, but that these are also served by windows at the front and rear elevations which would not be effected. One window serves a bathroom which is not served by any other windows, and this is the only window, however, this is not considered to be a habitable room and the impact on this room is considered acceptable. Taking this into consideration and the increase in the height of the roof is approx.1m, it is not considered that this will have an unacceptable impact on neighbour amenity by way of overbearing or loss of light.

In relation to no.223 Manchester Road, the proposed single storey rear extension will have two windows on the side elevation facing the shared boundary. These two windows are at ground level. Concerns have been raised in regard to these windows and how they are in an elevated position, which could lead to a loss of privacy. It is noted that the ground level of the existing dwelling is slightly elevated as there will be three steps to enter the rear extension. There is a boundary fence between the properties. It is not considered that the proposed arrangements would result in a harmful loss of privacy to the neighbouring dwelling, and in any case it is noted that a similar single storey rear extension could be undertaken under permitted development rights. Otherwise, it is not considered that the rear extension would give rise to any other significant amenity impacts, including in terms of overbearing effects or overshadowing.

With regards overlooking and loss of privacy due to the proposed dormer, this effect has been reduced by removal of the balcony originally proposed. Whilst the revised dormer would still result in some overlooking and loss of privacy at the rear garden of no 223 (as well as other neighbouring properties), a dormer which could be built

under permitted development rights would have a similar impact and as such it is not considered that a refusal on the grounds of these effects could be sustained.

In relation to the potential for a loss of privacy to no. 227 Manchester Road in particular, the dwelling runs parallel to the garden of no.225 Manchester Road, and there will be limited views from the rear elevation of the proposed ground floor extension towards the rear amenity space at no 227 and towards side-facing ground floor windows at that property. It is considered that the proposed development is acceptable in this regard.

The existing outbuilding is to be used as accommodation; this is to be used in conjunction with the main dwelling and this is not considered to give rise to any significant amenity impacts. The proposed development will leave a sufficient amount of garden space for existing and future occupiers, this is considered acceptable.

The proposed development complies with the NDSS and all rooms will have sufficient light and outlook. This will provide an acceptable standard of amenity for existing and future occupiers

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the requirements of Policies DM1 and P3 of the adopted Core Strategy, policies JP-H3 of PFE and the National Planning Policy Framework.

Highways and refuse collection

Policy T2 of the adopted Core Strategy seeks to improve accessibility by locating development where good access to public transport is available or can be provided and in all circumstances, prioritises the safety, accessibility and amenity of those who live or have business in the area. Policy DM1 also states that all development proposals should provide satisfactory vehicular access with adequate parking.

The proposed development will not have an impact on the existing parking or highway and is considered acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

RECOMMENDATION

GRANT subject to 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 and documents:

- Floor Plan and Elevations as Proposed 11462-02 Rev P3 (received 30.06.2025)
- Heritage Statement dated 20th February 2025

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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

3. Notwithstanding the details shown on the approved plans and the requirements of condition 2 of this permission, no above ground works shall commence until full details and/or samples of the proposed bricks to be used for the gable extension and rear extension have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before occupation of development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

4. Notwithstanding the design details indicated on the approved plans, prior to installation of any doors or windows as part of the development hereby approved, full design details for all such elements shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the duly approved details before occupation of development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and preserving the historic significance of the building in accordance with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy and the requirements of 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.

Report Author Aimee Bovaird