

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/00794/FUL	Jake Powell	24/01/2022

Address: Whitfield Bottoms, Rosehill Cottage, Whitfield Crescent, Newhey, Milnrow Rochdale, OL16 4LY

Proposal: Change of use of land to form extension to existing curtilage including two/single storey side extension and demolition of existing garage and outbuilding.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
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CONDITIONS	Pre-commencement conditions proposed?	Y
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: AT

DATE: 24.01.2023

SITE

The application relates to a two-storey end terrace property, Rosehill Cottage, located on Whitfield Bottoms. The site consists of the dwellinghouse, a detached storage shed/garage on a parcel of land to the side of the dwellinghouse, as well as a medium sized rear private amenity space. The terraces are constructed of stone, with a mix of natural slate and stone flag roofs. The site is located within the Defined Urban Area, and is part of a terrace considered to be a non-designated heritage asset.

The site backs onto the terrace properties at No. 76-90 Shaw Road.

PROPOSAL

The application seeks permission for the construction of a two-storey side extension. This extension would have a width of approximately 7.2 metres, and a depth of approximately 5.3 metres. The extension will have a gable roof with a maximum height to the ridge of approximately 7 metres. To the front elevation of the extension two windows will be installed at ground floor level and two windows will be installed at first floor level. To the rear elevation, a set of patio doors and one window will be installed at ground floor level. At first floor level, two windows will be installed, one of which will serve a dressing room and be obscure glazed. This extension would facilitate a living area and WC at ground floor level. At first floor level this extension would facilitate a bathroom and bedroom with a dressing room and en-suite bathroom.

The application also seeks permission for the construction of a single storey side extension. This extension would have a width of approximately 2.9 metres and a depth of approximately 5 metres. This extension would also have a gable roof, with a maximum height of approximately 3.6 metres. A garage door would be installed on the front elevation of the extension, with a door installed on the rear elevation. This extension would facilitate a garage.

The application form indicates that the materials used in the construction will be similar in type to the original dwellinghouse, with the plans indicating a similar appearance.

Permission is also sought for the change of use of the land forming the south-eastern part of the site to residential curtilage, as this was excluded from the original permission for the dwelling (81/D12879).

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

S03	Improving design, image and quality of place
P2	Protecting and enhancing character, landscape and heritage
P3	Improving design of new development
S05	Improving accessibility and delivering sustainable transport
T2	Improving accessibility

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

AMENDMENTS

The following amendments have been made to the application:

- ☐ Reduced the width of the proposed two storey extension.
- ☐ Added additional window to the rear elevation of the two storey extension.

RELEVANT SITE HISTORY

81/D12879 Alterations To Form Two Dwellinghouses And Two Front Porches. Grant subject to conditions.

91/D27614 Two Storey Side Extension And The Erection Of Porch. Grant subject to conditions.

CONSULTATION RESPONSES

Conservation 24/11/2022

With amendment, a neutral impact on the significance of the non-designated asset could be achieved.

The proposal is for the construction of single and two storey side extensions, replacing existing garage structures. Whitfield Bottoms is shown on the first edition OS map from 1851. Council records indicate that the structure present on the maps was likely a laithe house, which is a typical feature of the Pennines region (a linear farmstead, with house and barn constructed as a single building). There is also a date stone on the house known as the farmhouse, which states 1787.

By 1891, the terrace had been extended to the east and likely included the application site. It is not clear whether the buildings within the terrace were in agricultural or residential use at this time. In the 1980s planning permission was granted to convert Rose Cottage and the neighbouring Hillside Cottage into two houses (81/D12879 refers).

The row of terraces are constructed of stone, with a mix of natural slate and stone flag roofs. It is likely that the original stone flags were replaced at a later date with slate on some of the properties. The terrace has been much altered, with later porches and windows. This has left little trace externally of the laithe house. Nevertheless, as a structure which pre-dates 1851, the site meets the criteria for consideration as a non-designated heritage asset.

The impact of a development on a non-designated heritage asset is a material planning consideration. A balanced judgement should be had having regard to the significance of the asset and the scale of any harm or loss.

As a starting point, a heritage statement should be provided in accordance with NPPF paragraph 194, so that the significance of the heritage asset can be properly understood.

The existing garages and sheds to be removed are modern and are of no particular architectural or historic interest. In heritage terms, there are no objections in principle to the replacement of these sheds with extensions as proposed. Given that little trace remains of the building's likely former agricultural use, an additional domestic style extension is unlikely in principle to result in any harm to its significance.

That being said, the two storey element would not read as a subservient addition due to its width in relation to the host dwelling. It would appear unduly dominant in relation to the existing property. The overall width of the addition should be reduced so that it is set further off the side boundary with the property. Windows should be also added along the flank elevation to add visual interest on the approaches to the property.

With these amendments it is likely that a neutral impact on the significance of the non-designated heritage asset could be achieved.

Conservation 16/12/2022

I think setting it off the boundary helps slightly. The number of windows/rooflights on the rear is excessive – an additional single window at first floor would've sufficed.

Highways

The development would not change current parking provision for the dwelling.

Vehicle access currently exists into the site from Whitfield Crescent and although this section of the Crescent is not adopted, we raise no objection on this issue.

There would be no detrimental impact on road safety or highways capacity as a result of development.

The current servicing arrangements for the dwelling would remain unchanged.

Highways raise no objection to this application and we request no specific planning conditions.

REPRESENTATIONS

The application was publicised by way of neighbour notification letters and a site notice. No letters of representation were received.

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). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside.

The site is located within a predominately residential area, and as such Officers consider that the change of use of land and extension to the residential property would be complimentary to the existing character of the area.

In light of the above it is considered that the principle of a residential extension is acceptable at the application site. Further material considerations are considered below.

Design and heritage

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

Policy P3 of the adopted Core Strategy requires all new developments, regardless of location in the borough, to adhere to high standards of design. Policy DM1 of the Core Strategy states that all development proposals will be expected to demonstrate that they are of high quality design and take the opportunity to enhance the quality of the area, in addition to requiring a number of other basic planning considerations.

Paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design.

Records indicate that Whitfield Bottoms appears on the first edition OS map from 1851, with the structure likely being a laithe house (a linear farmstead, with house and barn constructed as a single building). There is also a date stone on the house known as the farmhouse, which states 1787. By 1891, the terrace had been extended to the east and likely included the application site. In the 1980s planning permission was granted to convert Rose Cottage and the neighbouring Hillside Cottage into two houses (81/D12879 refers). The row of terraces are constructed of stone, with a mix of natural slate and stone flag roofs. It is likely that the original stone flags were replaced at a later date with slate on some of the properties. The terrace has been much altered, with later porches and windows. This has left little trace externally of the laithe house. Nevertheless, as a structure which pre-dates 1851, the site meets the criteria for consideration as a non-designated heritage asset.

The impact of a development on a non-designated heritage asset is a material planning consideration. A balanced judgement should be had having regard to the significance of the asset and the scale of any harm or loss.

The application has been amended to reduce the width of the proposed two-storey side extension. Whilst the extension would still exceed 50% of the width of the original dwellinghouse, as it would be set far significantly down from the ridgeline of the property and has been marginally reduced in width, Officers are satisfied that the extension would now appear proportional and subservient to the original dwellinghouse. Windows have also been added to the rear which would provide definition, something that was lacking in the originally proposed plans.

In regards to the proposed single storey side extension, this extension would be of an acceptable scale, relating well to the dwellinghouse appearing as a subservient and appropriate addition to the site.

The applicant has not indicated that the materials used in the proposed development would match the existing dwellinghouse. To ensure that the proposed development would have an acceptable impact on the non-designated heritage asset, Officers

consider it appropriate to attach various conditions to ensure that the materials used throughout the construction of the proposal would be suitable.

With these conditions in mind, Officers consider that the proposed development would have a neutral impact on the significance of the non-designated heritage asset, and the proposal would therefore accord with Policies DM1, P2 and P3 of the adopted Rochdale Core Strategy, the Council Residential Development SPD and the guidance contained within the NPPF.

Residential Amenity

Core Strategy policy DM1 requires all development proposals to demonstrate that they will not have a negative impact upon the amenity of future residents and occupiers. Policy G9 requires that sensitive new developments such as housing are not adversely affected by existing sources of pollution, including noise, from certain types of industry. Paragraph 130 of the National Planning Policy Framework advises that planning decisions should result in places with a high standard of amenity for existing and future users.

Noise and Disturbance

The site is located within a residential area. The proposed use would share an acceptable relationship with the neighbouring properties, and would not result in any significant increase in noise and disturbance.

Neighbour Amenity

The Council's adopted Supplementary Planning Document '*Guidelines and Standards for Residential Development 2016 (SPD)*' contains a number of guidelines and requirements for the design and layout of new housing in order to preserve the amenity standards for surrounding residents.

Due to the siting of the proposed development, it is considered it would not result in an unacceptable loss of sunlight or daylight to neighbouring properties.

The application proposes two windows at first floor level on the rear elevation of the proposed two-storey side extension. One of these would facilitate a bedroom. Section 4.1 of the SPD lists various space standards that new developments should adhere to. Of relevance to this development is:

- i) 21m between directly facing principal windows of habitable rooms, at an upper floor level AND 10.5m between a principal window at an upper floor level and a directly facing boundary of the curtilage.

The proposed window would be angled facing the properties at Nos. 76-90 Shaw Road, with an approximate minimum distance to facing principal windows of habitable rooms of approximately 20 metres, and an approximate distance to the boundaries of these properties of 18 metres.

Whilst it is acknowledged that the proposed habitable room window to facilitate a bedroom would not meet the required 21m as outlined by Section 4.1 of the SPD, and that there are some ground level differences between properties, due to the proposed angling Officers consider that the proposed development would not result in a significantly unacceptable impact on the amenity of neighbouring properties to the rear by way of overlooking and a loss of privacy.

Occupier Amenity

The proposal would provide adequate light and outlook for all habitable rooms.

Conclusion

In light of the above, the proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would provide an acceptable level of amenity for future occupiers in accordance with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Highways

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, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The application has been reviewed by a Highways Engineer who raised no objection to the proposed development. It is noted that the proposed would not result in an alteration to the current parking provision for the dwellinghouse. Furthermore, whilst it is acknowledged that the proposed access via Whitfield Crescent is not on an adopted highway, the servicing arrangements for the site would remain unchanged.

As such, the proposal would not result in a detrimental impact on highway safety and congestion, and would comply with adopted Rochdale Core Strategy policies T2 and DM1 as well as the NPPF.

RECOMMENDATION

GRANTED 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:

C2046-PL-200-02 Rev 1	Proposed Plans
C2046-PL-700-03	Location Plan
C2046-PL-700-06	Proposed Site Plan
C2046-EL-200-02 Rev 2	Proposed Elevations
C2046-VS-200-02 Rev 2	Proposed Axonometric Views

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 full details of the proposed windows, including sections at a scale of not less than 1:20 to demonstrate: the longitudinal and cross-sectional detailing, and means of opening together with any finished treatment, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the significance of the Borough's heritage assets and in the interests of visual amenity, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. The stonework used in the construction of the exterior of the development hereby permitted shall match that used in the construction of the exterior of the existing building in colour, form, type, size, texture and the method of coursing and pointing.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

5. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specification of roofing material to be used have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity and to protect the significance of the non-designated heritage asset, in accordance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy 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.

Notes for Applicant:

