

Application Number:	25/00083/HOUS	
Location:	13 Broadhalgh Avenue Rochdale OL11 5LW	
Proposal:	Two-storey side, single storey front and rear extensions including terrace at rear, insertion of first floor window to side elevation, bi-folding door on ground floor, new boundary wall with sliding gate to front and side elevations, including associated landscaping works following demolition of a single storey detached garage	
Applicant:	Mr Mark Sharples CJ Partnership	
Case Officer:	Rosalind Gralton	
DETERMINATION DATE 07.04.2025	EXT OF TIME 23/05/2025	
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?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to 13 Broadhalgh, also known as 'The Red House'. A detached non-designated heritage asset located in the Moorgate Avenue Conservation Area.

The site is adjacent to the Grade II Listed 15 Broadhalgh Avenue.

The application property has been left empty for a number of years and shows clear signs of disrepair, however the last lawful use of the property was as a dwellinghouse.

Description of Proposal

Permission is sought for a two storey side extension, single storey front and rear extensions including terrace at rear, insertion of first floor window to side elevation, bi-folding door on ground floor, new boundary wall with sliding gate to front and side

elevations, including associated landscaping works following demolition of a single storey detached garage

Relevant History

23/00988/VRCON - Variation of condition 2 (approved plans) and 3 (materials) of planning permission 15/01450/FUL Erection of two dwellings to enable the restoration of Red House (Resubmission of 14/00684/FUL) – Pending decision

15/01450/FUL - Erection of two dwellings to enable the restoration of Red House (Resubmission of 14/00684/FUL) – Approve subject to conditions

Township/Member comments

N/A

Consultee responses

Highways And Engineering

No objection

Conservation And Design

No objections. Comments provided in report.

Tree Officer

None received.

Historic England

Not applicable

Representations

A press notice was published on 19.02.2025, a site notice was posted on 12.03.2025 and neighbour letters were sent to surrounding properties. Two objections were received raising concerns of the first floor windows on the side elevation.

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

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

CS Policies P3 and DM1 require development proposals to adhere to high quality design and enhance the borough's identity and sense of place 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. In addition, paragraph 131 of NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF explains that planning policies and decisions should ensure that developments function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting. Paragraph 139 of the NPPF states that development that is not well designed should be refused.

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, locally known as the Red House, dates from around 1920 and is one of several large dwellings built at this time along Broadhalgh Avenue. The property was extended to the west shortly after construction. The garden area to the south of the building measures between approximately 62m to 82m in length by 36m wide, and shares a boundary with a number of neighbouring residential properties, including several properties to the east on Moorgate Avenue (nos. 23 to 29), whose rear elevations face towards the application site. To the south the garden shares a boundary with two large properties fronting onto Canterbury Close (nos. 4 and 6). Both the side, and rear, boundaries of the garden are well screened at present from neighbouring properties by a number of mature trees and shrubs. The property is locally listed and considered a Non-Designated Heritage Asset. It is noted a planning application and subsequent current variation of conditions application, has approval and pending consideration for the erection of two detached houses within this garden area and is considered when reviewing this planning application for the extension of the Red House (13 Broadhalgh).

The application is supported by a Heritage Statement (dated January 2025) which states that the application property ‘is a good example of a large detached Edwardian house.’ The report concludes while some minor elements would erode the phasing and hierarchy of the building, that the proposal would overall conserve the significance of the heritage asset.

The proposed extensions would include the eastern two storey stairwell on the site of the original garage, the erection of a detached garage to the front of the site, a glazed lobby/porch to the front of the property, and a glazed rear single storey extension ‘garden room’.

The proposed two storey side extension would have a hipped roof, would be constructed in brickwork to match the main property, would have Ashlar stone detailing and red clay tiles to the roof. No specific details are provided for the window on the eastern elevation, however these details can be secured via condition.

Regarding the proposed front porch and rear extension, the proposals are largely glazed, with dark bronze, zinc detailing to the fascia and a slim aluminum window frame in a dark bronze colour to match. The windows would be double glazed, which is considered acceptable. Ashlar stone is also proposed to the rear which the extension sits atop and would form part of landscaping on the site.

The proposed detached single garage is sited to the front of the property, the garage doors would be side hung, with the design and appearance of the garage to be in keeping with the former garage on the site (to be demolished) and the Edwardian property.

The proposals also include a sliding timber gate to the front of the property and associated boundary wall, which is also of a design in keeping with the character of the area and is considered acceptable in this instance.

The proposal would from a design and conservation perspective, be acceptable subject to conditions. The Council's Urban Design and Conservation team were consulted on the proposals and raised no objection subject to suitable conditions, with no reason to disagree with the submitted detailed Heritage Assessment. The proposal would bring the NDHA back into a viable use, and therefore the proposal would be of public benefit from a heritage perspective. Therefore, the proposal accords with CS Policies DM1, P2 and P3, PfE Policies JP-P1 and JP-P2, the SPD and the NPPF.

Amenity: DM1 and SPD

Protection of residential amenity is considered under CS Policy DM1, which states development proposals should ensure they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. This is reflected in both the NPPF and PfE, which establish the importance of achieving high standards of residential amenity.

Section 4.1 of the SPD for residential development sets out the following space standards for all new development:

- 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;
- ii. 14m between a principal window and any directly facing two storey elevation which does not contain a principal window to a habitable room;
- iii. 10m between a principal window and any directly facing single storey elevation which does not contain a principal window to a habitable room.

The proposed two storey side extension would project 2.9m from the eastern elevation, and would have an eaves height of 5.5m, located 0.5m below the eaves of the main building. The extension would have large windows on all elevations housing the stairwell. While the proposed stairwell would not house a habitable room, the window would be within 10m of the side boundary with No 15. As such, a condition is secured to mitigate any possible overlooking on the eastern elevation through the installation of obscure glazing. The window would not result in the overlooking of the properties to the rear, and sufficient garden is retained on the proposed development of homes approved under 15/01450/FUL, in order to not impede on the privacy of properties to the rear.

The proposed front and rear extensions would have a glazed appearance and would not seek to impede on the privacy of any neighbouring properties. Additionally, the proposed garage to the front would not result in any unacceptable residential amenity impact.

In light of the above assessment, it is considered that the proposal would not have an unacceptable impact on the amenity of the occupants of neighbouring properties, in accordance with CS Policy DM1, the SPD and the NPPF.

Trees: G6

The proposed scheme is sited adjacent to a number of mature trees along the boundary of the site adjacent to the neighbouring property at No 15, which is a Grade II Listed Building. By virtue of the conservation area, the trees are protected from felling without permission. Given the very close proximity of the proposed two storey extension to the boundary, an Arboricultural Impact Assessment was submitted to ensure the footings required for a two storey extension in this proximity would not affect the roots of the protected trees. The Arboriculturist was consulted however no response was received, however the detail within the submitted report provides clear assurance the proposal would not cause undue harm to the affected trees. As such, subject to a condition ensuring compliance with details in the submitted AIA, it is not considered the proposal would have any unacceptable impact upon the adjacent trees.

Highways and Parking: DM1 and T2, Appendix 5

The proposed scheme would have no impact on the existing off-street parking arrangements and is therefore considered acceptable in accordance with CS Policies DM1 and T2.

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, files and documents:-

Location Plan – Drawing No 16 Rev B
Proposed Elevations (Front/Rear) – Drawing No 12 Rev D
Proposed Side Elevations – Drawing No 13 Rev D
Site Plan as Proposed – Drawing No 10 Rev B
First Floor Plan as Proposed – Drawing No 09 Rev C
Ground Floor Plan as Proposed – Drawing No 08 – Rev C
Proposed Garage – Drawing No 19 Rev A
Proposed Entrance – Drawing No 28
Arboricultural Impact Assessment dated 21st April 2025

and the development shall be carried out in complete 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. No above ground construction works shall take place until samples on site and full specifications of materials to be used externally on the buildings 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, including details of window materials to the two storey side extension also. The development shall be carried out in accordance with the approved details. For the avoidance of doubt, these materials shall include matching red brick and natural slate to the two storey side extension and detached garage, and ashlar stone, zinc, slim frame aluminium windows to the front and rear extension. The sliding gate shall be erected in timber.

Reason: In the interests of amenity and in compliance with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any equivalent Order following the amendment, re-enactment or revocation thereof, prior to first occupation of the two storey side extension, all windows to the eastern facing side elevation at upper floor level(s) on the development hereby approved shall be fitted with textured glass, which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent), and shall be non-opening below 1.7m from the internal floor level. The windows shall be retained as such thereafter:

Reason: In the interest of amenity and in compliance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

5. No development (including any demolition, site clearance or preparation works) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with BS:5837:2012 'Trees in relation to design, demolition and construction'.

The necessary protection measures shall be retained throughout the construction phase of the development and no works, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy, Policies JPP1, JP-G6 and JP-G7 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	04/04/2025	Signed: RGR

Authorisation	21/05/2025	Signed: TH
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Report Author Rosalind Gralton