APPLICATION NUMBER: 19/00276/HOUS

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Location:	Woodlands Canterbury Close Rochdale OL11 5LZ
Proposal:	Two storey front, side and rear extensions, following demolition of conservatory, new car ports to front and side and formation of raised decked area to rear
Applicant:	Mr Omer Shafiq
Case Officer:	Michael Atkinson-Smith
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 a large and previously extended two storey dwellinghouse set within a generously sized and secluded plot. Residential dwellings with large gardens surround the site, including the Grade II listed 'Broadhalgh' which stands to the north east. The site also adjoins the Moorgate Avenue Conservation Area. Pedestrian and vehicular access is provided via a private driveway that extends to the highway past Nos. 16 and 18 Canterbury Close.

Proposal

Planning permission is sought for a range of alterations and extensions to the dwelling including a large two storey side and rear extension to the south, a small two storey infill extension to the front elevation, the addition of two car ports to the northern side and front elevations and changes to existing fenestration and architectural detailing.

Relevant History

07/D50166 Erection of one dwelling. Granted STC March 2008

04/D44468 Erection of one dwelling. Granted STC December 2004

04/D43600 Erection of one detached dwelling. Refused July 2004

95/D32026 Conservatory extension o rear of dwelling. Granted STC June 1995

94/D31302 First floor and ground floor extension to provide gymnasium and indoor swimming pool. Granted STC December 1994

94/D30824 Single storey extension to rear of dwelling to house swimming pool and single storey extension o side. Granted STC August 1994

79/D08139 One detached dwellinghouse. Granted STC May 1979

77/D05580 Outline application for two detached dwellinghouses. Granted STC January 1978

Township/Member comments

N/A

Consultee responses

Conservation Officer - The Woodlands is a mid 20th century residential dwelling located within the setting of the Moorgate Conservation Area and Broadhalgh, a Grade II listed building. The proposal seeks to erect a series of extensions to the property and provide some landscape alterations. As the property is screened with heavy mature planting from the conservation area and the listed building it is considered that the proposed developments will have a neutral impact on the setting of these designated heritage assets (NPPF, paragraph 192). As such there are no comments or objections raised in response to this application.

Highways and Engineering - We have no objections to these proposals.

Tree Officer - I believe that it would be possible to construct the proposed extensions to the property without significantly affecting trees on and adjacent to the application site, but there is a risk of a small encroachment into the root protection zones of the trees at the southern boundary of the property. I would therefore recommend that robust tree protection measures are implemented during any permitted construction works to protect trees on the southern boundary of the site.

Suggested Condition to protect trees - *Prior to the commencement of the development hereby approved (including all preparatory work), a scheme for the protection of the retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the Local Planning Authority.*

Representations

Letters of notification were sent to surrounding neighbours, a site notice posted in the vicinity and a notice placed in the local press. No representations have been received.

Policy

National

National Planning Policy Framework (NPPF) - June 2019
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:

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):
Guidelines and Standards for Residential Development (2016)

Amendments

None Applicable

Assessment

Design and Impact on Heritage Assets: DM1, P2, P3 and UDP BE/17

The application site adjoins the Moorgate Avenue Conservation Area and sits within the immediate vicinity of the Grade II Listed 15 Broadhalgh Avenue. As such, the proposal must be considered with regard to Section 66 of the Planning and Listed Building and Conservation Areas Act 1990 (as amended) which states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The proposal must also be considered with regard to Section 72 of the Planning and Listed Building and Conservation Areas Act 1990 (as amended) which states that special attention shall be paid to the desirability of preserving or enhancing the character and appearance of the conservation area.
Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

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

In addition, the application must also be judged against the content of saved Policy BE/17 of the Council's Unitary Development Plan (New Development Affecting Conservation Areas) which states that development proposals will be permitted that preserve or enhance the character or appearance of a conservation area.

The Council's Moorgate Avenue Conservation Area Appraisal considers Moorgate Avenue and a section of the adjoining Broadhalgh Avenue to the north to be of a significantly higher quality than other streets in the vicinity, both in the arrangement of houses, gardens and trees, and in the design and detailing of the buildings. Moorgate Avenue is a good example of an inter-war suburban avenue largely comprised of semi-detached houses and the qualities of the street are such that the area can be considered to have 'special architectural and historic interest' within the meaning of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Grade II Listed 15 Broadhalgh Avenue which stands at the western extent of the Conservation Area is a classic Arts and Crafts house based on vernacular form and materials. It was built 1907-1909 by the architects Parker and Unwin with its significance relating to the stone and render used in contrast to the prevailing red brick and Welsh slate, whilst its low form and overall lack of ostentation was the reverse of what large houses had traditionally aspired to.

In assessing the impact of the proposed development on the adjacent Grade II Listed building and conservation area, consultation was carried out with the Council's Conservation Officer. The Conservation Officer recognises that the property is screened with heavy mature planting from the conservation area and the listed building it is considered that the proposed developments will have a neutral impact on the setting of these designated heritage assets. Accordingly, no objections have been raised in this regard.

In general design terms the proposed extensions and alterations are considered to be acceptable. The dwelling as it stands is a mid C20th dwelling that includes features which are now dated and the proposed extensions and alterations would result in a more contemporary style without completely losing the original positive design qualities. The removal of the existing arched colonnade to the front elevation will enhance the appearance of the dwelling and the provision of flat roofed car ports are considered to be appropriate for a dwelling of this scale and in such a setting. The use of construction materials to match the existing will ensure continuity of design. It is noted that due to the position of the dwelling there is no visibility from the public realm.

Therefore, subject to the suggested conditions, the proposal is considered to be satisfactory in respect of design and visual appearance and in accordance with the requirements of the Planning Listed Building and Conservation Areas Act 1990 (as amended), the relevant parts of Policies P2 and P3 of the adopted Rochdale Core Strategy, saved policy BE/17 of the saved Rochdale Unitary Development Plan and the requirements of the National Planning Policy Framework.

Amenity: DM1 and SPD

The proposed development involves the provision of a second floor windows and a raised balcony but given the separation distances to surrounding dwellings and boundaries, the proposed extensions and alterations would not result in unacceptable amenity impacts in respect of overlooking and loss of privacy, loss of

outlook or overbearing impact. It is noted that a first floor balcony to the front already exists and the re-siting of this feature will therefore not result in a significantly greater impact than at present. The proposed first floor level windows in the southern elevation would be small windows and would not result in a significant perception of being overlooked for the occupiers of Nos. 12 and 16 Canterbury Close. The easternmost of these windows would be approximately 8m from the boundary which is less than the 10.5m required by the SPD but given the small size of the secondary window and existing densely planted boundary on both sides which is highly unlikely to be fully removed, it is not considered that it is reasonable or necessary in this particular instance to require the fitting of obscure glazing in this window. The bathroom windows could of course be obscurely glazed if so desired by the applicant.

Therefore, for the reasons outlined above it is considered that the proposed development would not have an unacceptable impact on the residential amenity of surrounding occupiers and the application accords with adopted Rochdale Core Strategy policy DM1, the Supplementary Planning Document 'Guidelines and Standards for Residential Development (2016) and the requirements of the National Planning Policy Framework.

Highways and Parking: DM1 and T2

As a result of the proposed development, the total number of bedrooms within the application property would be increased from five to six. The greater level of potential occupancy could result in an increase in the demand for car parking space but there is ample room within the curtilage to accommodate a potential increase in parking requirements. No objections have been received from the Council's Highways Officer. Therefore the application is adjudged to be satisfactory in respect of parking, highways impacts and access and the scheme therefore complies with policy T2 of the adopted Rochdale Core Strategy, the Council's Supplementary Planning Guidance Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Arboricultural Impacts: G6

The Council's arboricultural consultant notes that it would be possible to construct the proposed extensions to the property without significantly affecting trees on and adjacent to the application site, but considers that there is a risk of a small encroachment into the root protection zones of the trees at the southern boundary of the property. A condition has been recommended in the consultation response from GMEU requiring the submission of a tree protection plan and arboricultural method statement but given that the ornamental trees are not protected by a Tree Preservation Order and could theoretically be removed at will, although this is unlikely, it is not considered that it would be reasonable to apply such a condition in this particular instance. Accordingly no conflict is found to arise with the general requirements of Core Strategy policy G6 and the National Planning Policy Framework.

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:

   - Site Location Plan
   - 18.1882.6 Existing Block Plan
   - 18.1882.3 Existing Elevations 1
   - 18.1882.4 Existing Elevations 2
   - 18.1882.1 Existing Ground Floor Plan
   - 18.1882.2A Existing First Floor Plan
   - 18.1882.9 Proposed Elevations
   - 18.1882.5B Proposed Block Plan
   - 18.1882.7 Proposed Ground Floor Plan
   - 18.1882.8 Proposed First and Second Floor Plans

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy 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	06.03.20	Signed: M. Atkinson-Smith
Authorisation	06.03.20	Signed: A. Truman

Report Author Michael Atkinson-Smith