

<b>Application Number:</b>	<b>2023/0280</b>	<b>Application Type:</b>	Householder
<b>Proposal:</b>	Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front	<b>Location:</b>	Birchcliffe Tonacliffe Road Whitworth Rossendale OL12 8SJ
<b>Report of:</b>	Head of Planning and Building Control	<b>Status:</b>	For Publication
<b>Report to:</b>	Development Control Committee	<b>Date:</b>	10.10.2023
<b>Applicant:</b>	Mr Chris Duffy	<b>Determination Expiry Date:</b>	24.10.2023 (time extension added)
<b>Agent:</b>	Mrs Clare Hatchman – Neil Pike Architects		

<b>Contact Officer:</b>	<b>Chris Dobson</b>	<b>Telephone:</b>	<b>01706 238639</b>
<b>Email:</b>	<b>planning@rossendalebc.gov.uk</b>		

<b>REASON FOR REPORTING</b>	
<b>Outside Officer Scheme of Delegation</b>	
<p><b>Member Call-In</b></p> <p>Name of Member:</p> <p>Reason for Call-In:</p>	<p>Cllr Alan Neal</p> <p>Following this evening's meeting of Whitworth Full Council the above application was discussed by members of Council who in principle were minded to support this application, as the Town Council did on the previous occasion this application came before the members.</p> <p>Myself and my fellow ward councillor felt the need to call this application in so that we can conclude once and for all whether this application is suitable and so that applicant will have an opportunity to put their case forward in front of members of the Development and Control Committee.</p> <p>1, Committee should visit this application site, Given this application lies within the Urban formed boundary.</p> <p>2, Whitworth Town Council have on both occasions have wholeheartedly supported this application, on the following grounds.</p> <p>3, in scale size and overall appearance are in keeping with the existing property, namely the matching natural stone and slate-roofing with</p>

	<p>matching windows and doors.</p> <p>4, Given the scale, size and massing of the proposed extensions sit well within the applicants substantial grounds of Birchcliffe.</p> <p>5, there would be no impact upon any of the neighbouring properties with the vicinity, given the application is to both the side and rear within those substantial gardens and large grounds of Birchcliffe.</p> <p>6, as one of the two Healey and Whitworth Ward Councillor's you have a right to submit such a members call in representations.</p>
<b>3 or more objections received</b>	
<b>Other (please state):</b>	

### 1. RECOMMENDATION

Refusal

### 2. THE SITE

The application site is a two-storey detached property of stone and slate construction set within its own grounds containing mature vegetation. The site is accessed via a private driveway with a gated entrance leading to the front elevation of the property. Due to the topography of the land, the property sits at a lower level than the adjacent Tonacliffe Road, with its gable fronting the road behind a coursed stone wall. The property shares a boundary to the rear with No.118 Market Street which is a grade II listed building.

The property is accessed from Tonacliffe Road via the A671 Market Street approximately 1.5 miles to the south of Whitworth town centre.

The property is located within the urban boundary.

### 3. RELEVANT PLANNING HISTORY

2022/0442 - Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front – **Refused** – reason for refusal as follows:

*“The proposed development by reason of its scale, design and style, would have an incongruous relationship with the host dwelling and would appear as an unsympathetic visually jarring form of development in a visually prominent location. The development would significantly harm the character and appearance of the host dwelling and would detract from the character of the surrounding street scene. Therefore, the proposed scheme is contrary to Section 12 of the Framework, Policies HS9 and ENV1 of the Rossendale Local Plan 2019 – 2036 and the guidance contained within the Council’s Alterations and Extensions to Residential Properties SPD.*

2023/0050 - Householder: Two storey extension to rear, single storey side extension and single storey porch extension to front – **Refused** – reason for refusal as follows:

*“The proposed development by reason of its scale, design and style, would have an incongruous relationship with the host dwelling and would appear as an unsympathetic*

*visually jarring form of development in a visually prominent location. The development would significantly harm the character and appearance of the host dwelling and would detract from the character of the surrounding street scene. Therefore, the proposed scheme is contrary to Section 12 of the Framework, Policies HS9 and ENV1 of the Rossendale Local Plan 2019 – 2036 and the guidance contained within the Council’s Alterations and Extensions to Residential Properties SPD.”*

#### **4. PROPOSAL**

The applicant proposes the addition of a part single storey part two-storey extension to the rear elevation of the property as well as a single storey side extension and a porch extension to the front elevation.

The rear extension will extend to an overall length of 8.5m into the rear garden with the two-storey section projecting from the centre of the rear elevation. To the east side a single storey flat roofed extension is shown with a canopy in place to the west side providing space for a covered terrace at ground floor level as well as being partially utilised for a balcony at first floor level.

Owing to its design, the outlook from the rear extension will be west facing with two sets of double doors located on the west elevation at ground floor level and a further set of double doors providing access to the balcony at first floor level. Further windows are proposed for the east and north elevations of the rear elevation.

The rear extension is shown to be constructed from natural stone to match the existing building with natural slate proposed for the pitched roof. The submitted plans also show the windows and doors within the extensions will match the materials of those in place on the existing property. The ground floor of the rear extension is shown to contain a kitchen and living space with the first floor level containing a living room, bedroom with en-suite with access available to the external balcony.

The side extension will be a flat roofed stone addition located on the western elevation away from the roadside. The extension is shown to contain the sixth bedroom and will project from the existing side elevation wall by 3.25m and run 6.4m along the side elevation. The extension incorporates windows to the front and side elevations and double doors to the rear.

The new porch on the south side will be constructed from a powder-coated aluminum frame and will be glazed.

#### **5. POLICY CONTEXT**

##### **National**

##### **National Planning Policy Framework**

Section 12 Achieving Well Designed Places

##### **Development Plan Policies**

##### **Rossendale Local Plan 2019-2036**

SS Spatial Strategy  
SD1 Presumption in Favour of Sustainable Development  
ENV1 High Quality Development in the Borough

HS9 House Extensions  
TR4 Parking

### **Other Material Considerations**

Alterations and Extensions to Residential Properties SPD

## **6. CONSULTATION RESPONSES**

LCC Highways – No objection subject to the addition of a condition  
Whitworth Town Council – No objection

## **7. NOTIFICATION RESPONSES**

To accord with the General Development Procedure Order letters were sent to neighbours and a site notice posted. One objection was received to the proposal with this raising the following concerns:

- Loss of Outlook
- Disruption caused during construction phase including loss of parking and noise

## **8. ASSESSMENT**

### Principle

The site is located within the urban boundary; therefore, an extension to this residential property is acceptable in principle.

### Effect of the Proposal on the Character and Appearance of the Application Property and the Streetscene

The Framework aims to deliver high quality design and paragraph 130 states planning decisions should ensure that developments

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.”*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting.*

Policy ENV1 (High Quality Development in the Borough) of the Rossendale Local Plan echoes the above national policy and Policy HS9 (House Extensions) expects extensions to respect the existing house and the surrounding buildings in terms of scale, size, design and materials.

The Alterations and Extensions to Residential Properties SPD states that:

*“...any application for a domestic extension will not normally be permitted unless the proposal:*

- *Achieves a high standard of design and gives the appearance of being part of the original building. Specific features, such as doors, windows and roof style and eaves, should particularly reflect the dwelling’s original shape, size, alignment and*

*architectural integrity;*

- *Complements the original building through the use of matching materials and by reflecting the design, massing, bulk, detail, proportion, scale and style of the original building, so as not to dominate it;*
- *Does not detract from the character of neighbouring properties through siting, excessive bulk, ill-matched materials or inconsistent design*
- *Does not detract from the appearance of the street-scene or general character of the surrounding area”*

It is noted that changes have been made to the design of the proposed extension from the recently refused applications. These include the removal of the flat roofed link section of the rear extension and its replacement with a hipped roof design as well as the redesigning of the window openings to better reflect the existing windows and doors in place on the existing dwelling.

The development proposed however, is still considered excessive in terms of its scale due to the rear extension shown to extend from the rear elevation of the property by 8.5m. This remains the same projection as proposed under application 2023/0050 which was refused with the scale being listed within the reasons for the refusal of the application. It is noted that the width of two-storey section of the rear extension has been reduced slightly from 5.8m to 5.2m however it is still considered the excessive bulk added to the host dwelling results in an unduly large addition – with the first floor level being visibly prominent when viewed from the adjacent Tonacliffe Road.

The proposed additions are considered to conflict with the architectural integrity of the host property. The latest design includes the addition of a balcony bounded by glazed balustrades located at first floor level to the west elevation. The addition of the balcony appears as a visually jarring addition when viewed against the traditional appearance of the host dwelling and fails to reflect its character.

Overall, the design of all the proposed extensions appear bulky, unsympathetic and visually incongruous when viewed alongside the host dwelling, which contains several strong architectural features. The development is located within a visually prominent location and is considered excessive in terms of its scale and overall size, with the irregular design appearing incongruous. The unsympathetic appearance of the extensions result in a jarring contrast with the traditional style of the host dwelling due to their irregular style and form. Taken as a whole, the proposed extensions would have a poor relationship to the original dwelling, and the scale and design of the proposed scheme would significantly and fundamentally change the character and appearance of the building.

In light of the above, the development is therefore not acceptable in terms of the impact upon the character and appearance of either the host dwelling or the surrounding area, and is in conflict with the requirements of Policies HS9 and ENV1 of the Local Plan, Section 12 of the NPPF, and the Alterations and Extensions to Residential Properties SPD.

Effect on the Setting of a Listed Building

The Council's consultant conservation officer was asked to provide comments on the proposals due to the applicant's site sharing a boundary with 118 Market Street which is a grade II listed building. The concluding comments from the consultant are shown below:

*"Whilst the proposed extension will have a notable impact on the appearance of the current property, I do not feel the additions will cause any substantive harm to the significance of the adjacent listed building (No.118 Market Street). As such, I feel the proposal would meet the statutory duty 'to preserve' and would comply with the planning guidance contained in Chapter 16 of the NPPF and the Policy ENV2 of the Local Plan."*

In light of the above, it is not considered the development would significantly impact upon the setting of the listed building, which is positioned at a lower elevation to the applicant's property with mature vegetation in place between the dwellings.

### Neighbour Amenity

Both national and local policies aim to protect the amenity of all existing and future occupants of land and buildings. Policy HS9 of the Local Plan and the SPD states that new development should protect the amenity of residents ensuring that each resident has an acceptable level of privacy and satisfactory level of daylight. Important factors such as overlooking and overshadowing will be taken into consideration.

An objection has been received during the consultation phase which raises the following matters which are considered material planning considerations:

- Loss of outlook
- Highway Safety during the construction phase

Further matters have been raised within the objection including concerns over the noise generated during the construction period however; this is not considered material planning consideration.

Matters relating to the safety of the highway have been addressed within the access/parking section of the report. An assessment upon the impact of the development upon the amenity of surrounding neighbours including any loss of outlook has been undertaken below.

The proposed development would be most visible from No.79 to No.85 Tonacliffe Road. However, these properties are positioned to the rear of the application site on the opposite side of Tonacliffe Road and are at a higher elevation than the road, with applicant's property being located at a lower elevation. The proposed two-storey rear extension would still be visible however; its impact upon these neighbours would be similar to that of a single storey addition.

Due to the difference in height and the distance between the properties, it is not considered the development would significantly reduce the outlook or impact upon the amenity of the surrounding residents.

### Access/Parking

Sufficient space for off-street parking is located to the front elevation of the property. LCC Highways have been consulted and raised no objection to the proposals. Their comments do however recommend that a Construction Management Plan is submitted to the council prior to any approved works commencing to show how deliveries during construction will be managed and where workers on the site will park during construction.

## **9. CONCLUSION**

While the proposed development would be acceptable in principle and would not be detrimental to the amenity of surrounding neighbours or highway safety, the proposals are not considered acceptable in terms of the impact upon the character and appearance of the host property or surrounding street scene.

## **10. RECOMMENDATION**

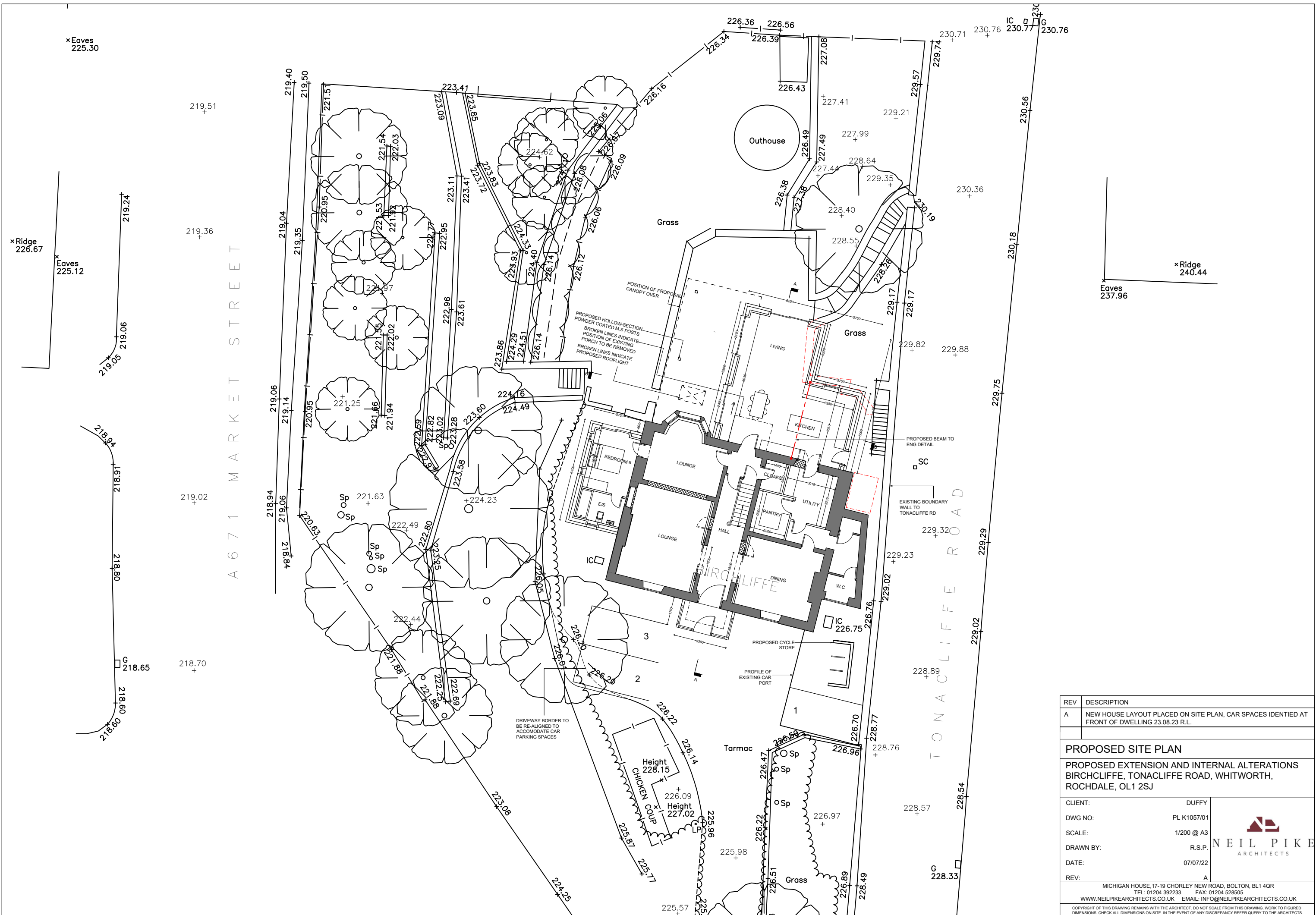
Refusal

### Reason for Refusal

- 1) The proposed development by reason of its scale, design and style, would have an incongruous relationship with the host dwelling and would appear as an unsympathetic visually jarring form of development in a prominent location. The development would significantly harm the character and appearance of the host dwelling and would detract from the character of the surrounding street scene. Therefore, the proposed scheme is contrary to Section 12 of the Framework, Policies HS9 and ENV1 of the Rossendale Local Plan 2019 – 2036 and the guidance contained within the Council's Alterations and Extensions to Residential Properties SPD.

### **Informative**

- 1) The proposal would not comply with the development plan and would not improve the economic, social and environmental conditions of the area. 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. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.



REV	DESCRIPTION
A	NEW HOUSE LAYOUT PLACED ON SITE PLAN, CAR SPACES IDENTIFIED AT FRONT OF DWELLING 23.08.23 R.L.

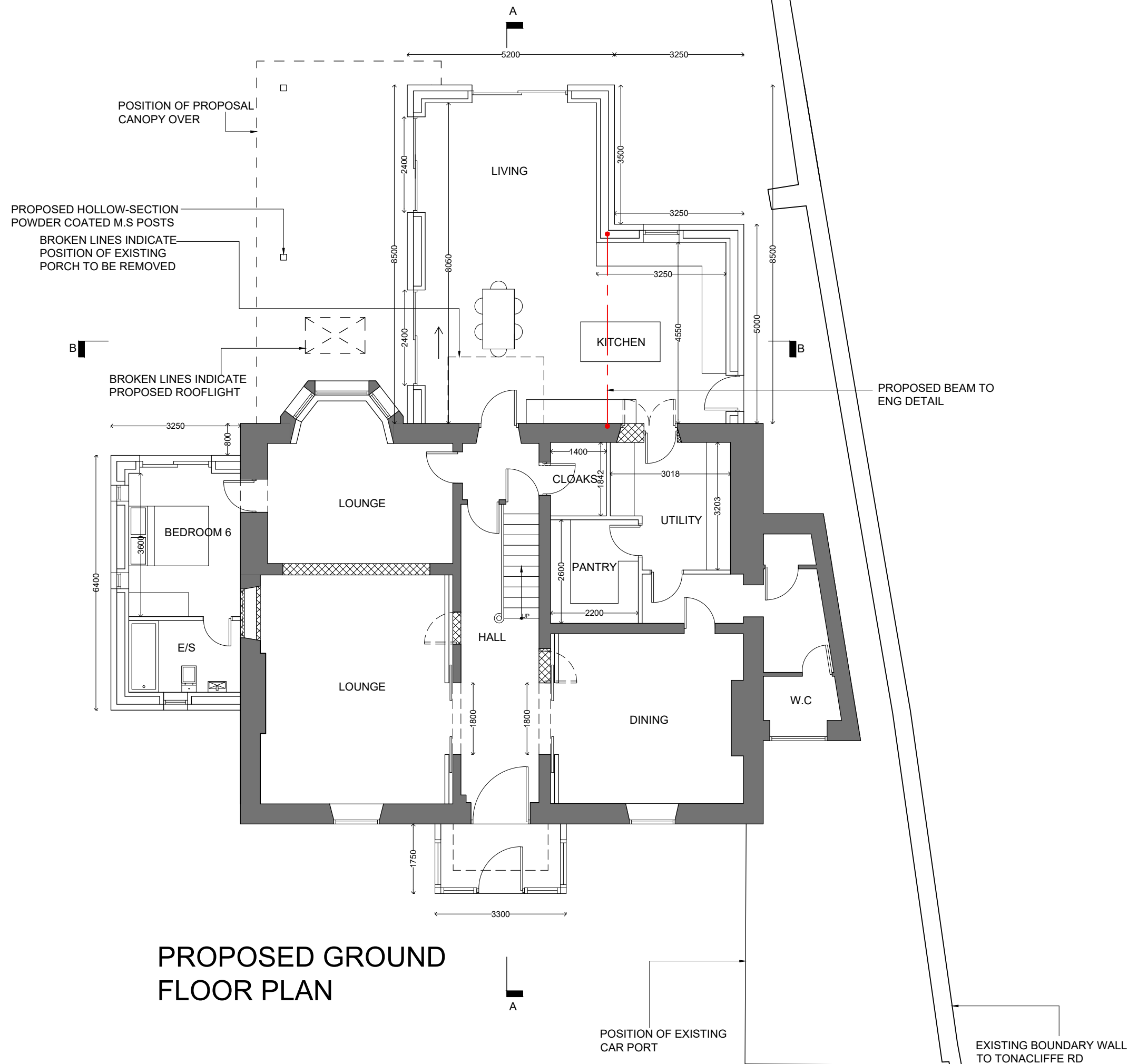
**PROPOSED SITE PLAN**  
**PROPOSED EXTENSION AND INTERNAL ALTERATIONS**  
**BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,**  
**ROCHDALE, OL1 2SJ**

CLIENT:	DUFFY
DWG NO:	PL K1057/01
SCALE:	1/200 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	A



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# PROPOSED GROUND FLOOR PLAN

REV	DESCRIPTION
A	BOUNDARY WALL AND NOTES ADDED 17.08.22 R.L.
B	GENERAL AMENDMENTS TO FLOOR PLAN 17.01.23 D.D.
C	GENERAL AMMENDMENTS TO FLOOR LAYOUT 07.06.23 R.L.
D	GENERAL AMMENDMENTS TO FLOOR LAYOUT 08.06.23 R.P.
E	EXTERNAL WALLS OF EXTENSION RECONFIGURED 07.08.23 R.L.

## PROPOSED GROUND FLOOR PLAN

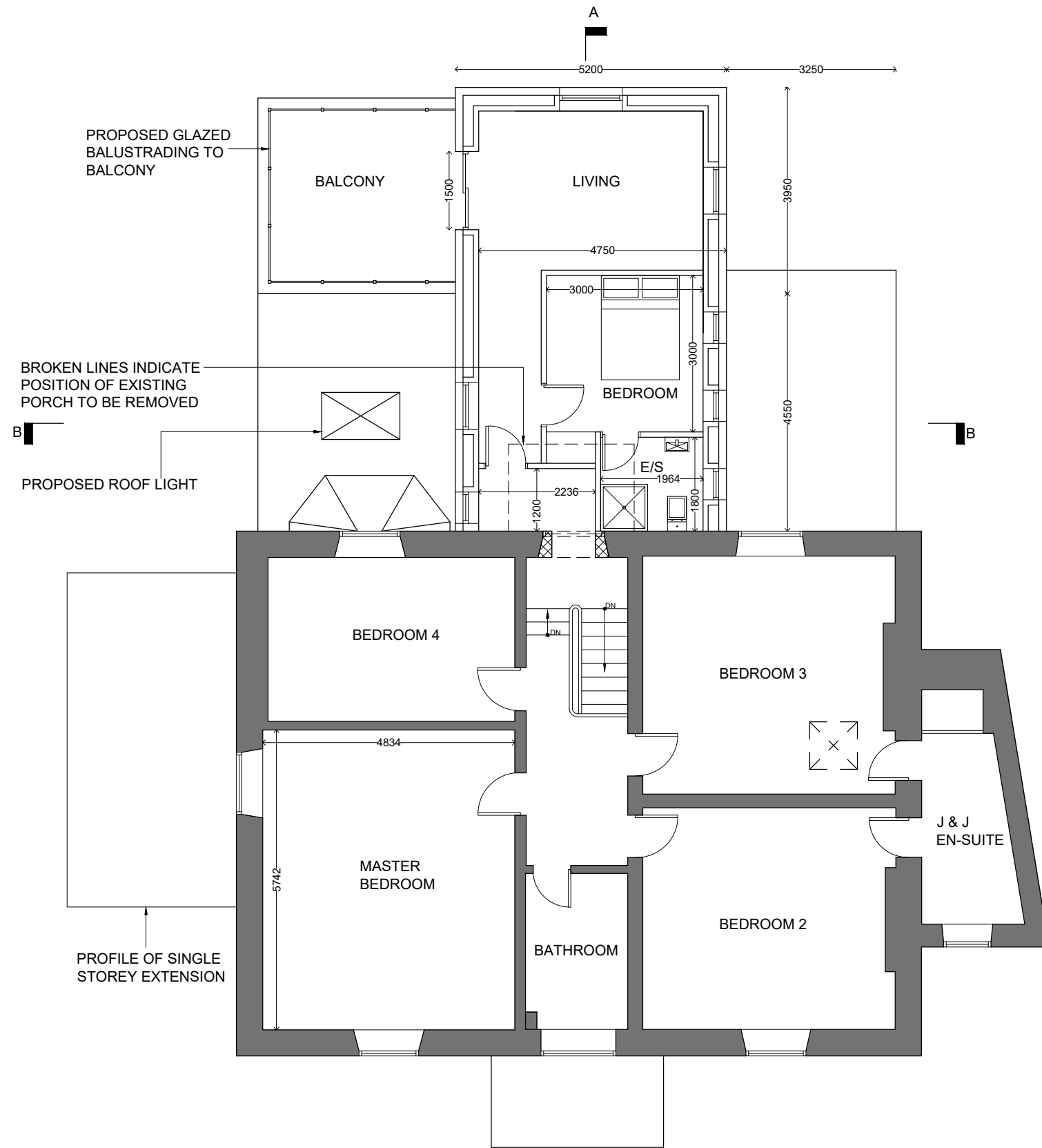
PROPOSED EXTENSION AND INTERNAL ALTERATIONS  
BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,  
ROCHDALE, OL1 2SJ

CLIENT:	DUFFY
DWG NO:	PL K1057/02
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	E



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# PROPOSED FIRST FLOOR PLAN

REV	DESCRIPTION
A	EXTERNAL POSTS & E/S REMOVED, NOTES ADDED 17.08.22 R.L.
B	GENERAL AMENDMENTS TO FLOOR PLAN 17.01.23 D.D.
C	GENERAL AMMENDMENTS TO FLOOR LAYOUT 07.06.23 R.L.
D	GENERAL AMMENDMENTS TO FLOOR LAYOUT 08.06.23 R.P.
E	EXTERNAL WALLS OF EXTENSION RECONFIGURED 07.08.23 R.L.

**PROPOSED FIRST FLOOR PLAN**  
 PROPOSED EXTENSION AND INTERNAL ALTERATIONS  
 BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH,  
 ROCHDALE, OL1 2SJ

CLIENT: DUFFY  
 DWG NO: PL K1057/03  
 SCALE: 1/100 @ A3  
 DRAWN BY: R.S.P.  
 DATE: 07/07/22  
 REV: E



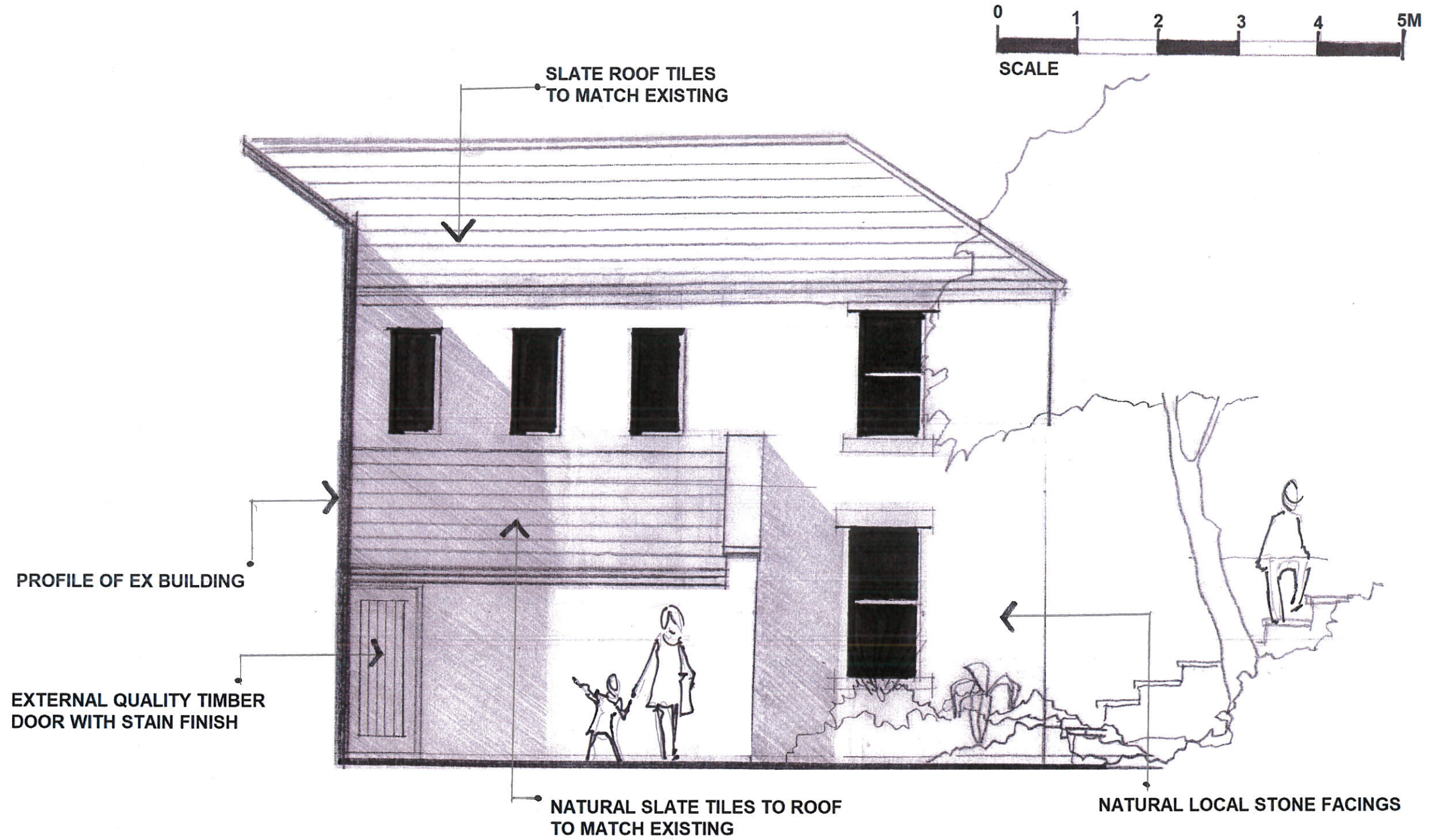
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**FRONT ELEVATION**

REV	DESCRIPTION
A	CLADDING CHANGED, WINDOWS ALTERED, NOTES ADDED. 17.08.22 R.L.
<b>PROPOSED FRONT ELEVATION</b>	
<b>PROPOSED EXTENSION AND INTERNAL ALTERATIONS</b> BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH, ROCHDALE, OL1 2SJ	
CLIENT:	DUFFY
DWG NO:	PL K1057/04
SCALE:	1/100 @ A3
DRAWN BY:	R.S.P.
DATE:	07/07/22
REV:	A
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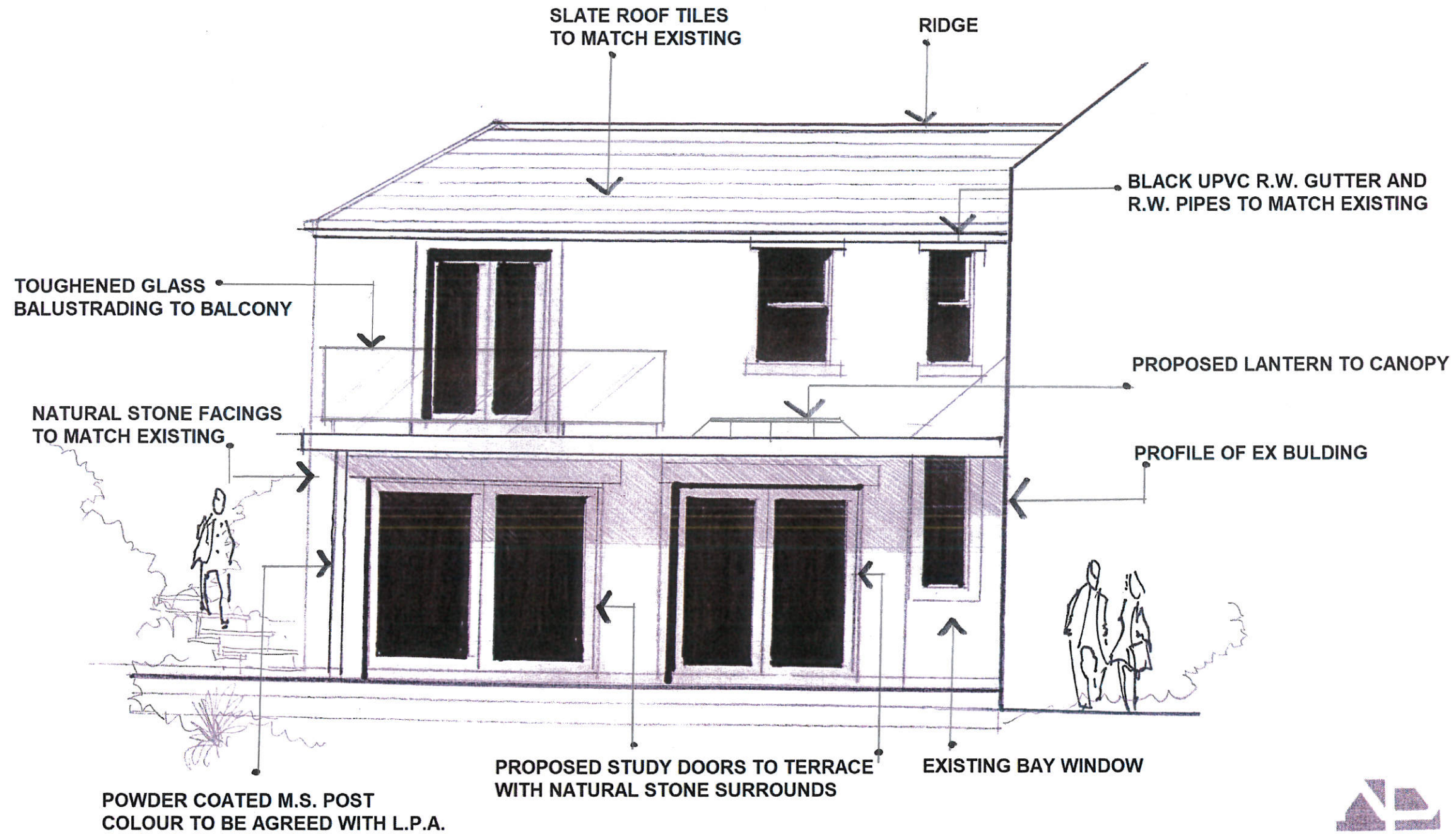
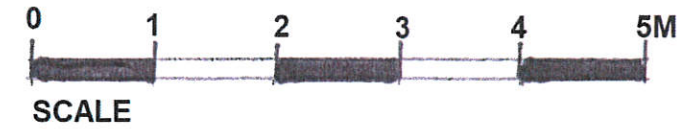
**PROPOSED EAST ELEVATION  
BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH**



NOTE: ALL MATERIALS AND FENESTRATION DETAILS TO MATCH EXISTING DWELLING

  
**NEIL PIKE**  
 ARCHITECTS

**PROPOSED NORTH ELEVATION  
 BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH**



**PROPOSED WEST ELEVATION  
BIRCHCLIFFE, TONACLIFFE ROAD, WHITWORTH**









