

**Application No: 2007/509**

**Application Type: FULL**

**Proposal:** Proposed Extensions and Raising of Roof to Add to First Floor Accommodation

**Location:** 27 Tonacliffe Road, Whitworth

**Report of:** Head of Planning, Legal and Democratic Services

**Status:** For Publication

**Report to:** Development Control Committee

**Date:** 18 September 2007

**Applicant:** P Mayoh

**Determination Expiry Date:**  
28 September 2007

**Agent:** M Illsley

**REASON FOR REPORTING** **Tick Box**

**Outside Officer Scheme of Delegation**

**Member Call-In**

Name of Member:

Reason for Call-In:

**3 or more objections received** Yes

Other (please state) .....

**HUMAN RIGHTS**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

**Article 8**

The right to respect for private and family life, home and correspondence.

**Article 1 of Protocol 1**

The right of peaceful enjoyment of possessions and protection of property.

**APPLICATION DETAILS**

**1. SITE AND PROPOSAL**

1.1 The property is a large, individually designed detached bungalow (with living accommodation in the roof void), which is set below road level. It has a very large rear garden sloping down from the dwelling. There is a pair of semi detached houses to the north and a modern detached bungalow to the south. On the opposite side of the road there is an elevated terrace of houses that face the site.

- 1.2 It is proposed to: extend the porch to the side; add two extensions of modest size to the rear; and to remove the existing roof, raise the eaves and construct a new roof at a 30 degree pitch. The resulting dwelling would have 4 (rather than 2) bedrooms, an en suite and a bathroom at first-floor level. There would be roof lights at the front and a dormer and new gable at the rear.

## **2. RELEVANT PLANNING HISTORY**

- 2.1 Application 2007/251, proposing a broadly similar scheme for extension of the dwelling, was refused by Officers in April 2007 for the following reasons:
1. The proposed development would, by reason of its siting/size/design, be a prominent and intrusive feature in the street scene and would detract to an unacceptable extent from the character and appearance of the area. The proposed development is therefore contrary to PPS1, Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the Rossendale District Local Plan
  2. The proposed development would, by reason of its siting/size/design detract from the amenities residents of nearby dwellings could reasonably expect to enjoy, most particularly in terms of overbearing and outlook. The proposed development is therefore contrary to PPS1, Policy 1 of the adopted Joint Lancashire Structure Plan and the criteria of Policy DC1 of the Rossendale District Local Plan.

## **3. POLICY CONTEXT**

### Rossendale District Local Plan

DS1 – Urban Boundary  
DC1 – Development Criteria  
DC4 – Materials  
DC6 – Dormers

### Joint Lancashire Structure Plan

Policy 1  
Policy 5

### Other Material Planning Considerations

PPS1 and other government guidance.

## **4. CONSULTATIONS**

- 4.1 None.

## **5. REPRESENTATIONS**

- 5.1 Nine neighbours, all residents of Tonacliffe Road have been notified, including objectors to the previous application. A site notice as posted on 15 August 2007.

5.2 Six identical letters of objection have been received from residents of the terraced houses opposite. They are accompanied by photographs. Points raised include the following:

- The original reasons for refusal are supported.
- The reduction in height by 750mm compared to the previous scheme does not make it acceptable.
- The houses are at a higher level than the road and the bungalow is lower, making it appear closer.
- The separation distance is less than 70 feet.
- The proposal conflicts with Local Plan Policy DC1.
- The application is said to have been submitted to help the sale of the property.
- The proposals will be detrimental to the outlook, setting and appearance of this part of Tonacliffe Road.

## **6. ASSESSMENT**

6.1 The property is within the Urban Boundary. The proposal is therefore in accordance with Policy DS1 of the Rossendale District Local Plan.

6.2 The main issue is whether the changes to the scheme overcome the previous reasons for refusal, and thereby ensure the resulting dwelling will not unduly detract from the street-scene or amenities of neighbours.

6.3 The new application will now raise the height of the roof ridge by only 0.6 m, 0.9m less than would have been the case with the previously refused scheme. The extended property would have raised eaves and a roof with a shallower pitch than the existing bungalow, but the roof would again be hipped at either end.

6.4 A street-scene drawing has been submitted with the current application. It demonstrates that, as viewed from Tonacliffe Road, the ridge-height of the resulting dwelling will be lower than that of existing properties on the west side of the road other than the modern bungalow immediately to the south.

6.5 The resulting property would not cause unacceptable harm to the character and appearance of the area, there being a variety of dwelling types on Tonacliffe Road, and variation in ridge-heights.

6.6 Although the separation distance to the terraced houses opposite will only be some 17 metres, the resulting dwelling will possess no first-floor windows in the front elevation and the proposed rooflights which would be above the eye-level of occupiers, preventing unacceptable overlooking of the residents opposite. The effect on outlook from the houses opposite is not so great this would constitute a reason for refusing planning permission.

## 7. CONCLUSION

- 7.1 The property is within the Urban Boundary. The proposed development would not significantly affect the residential amenities of occupiers of nearby property by reason of loss of light, privacy or outlook. It would not harm the character of the area. There are no highway safety implications. The proposed development would be in accordance with PPS1, Policy 1 and 5 of the adopted Joint Lancashire Structure Plan, and Policy DS1 and the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

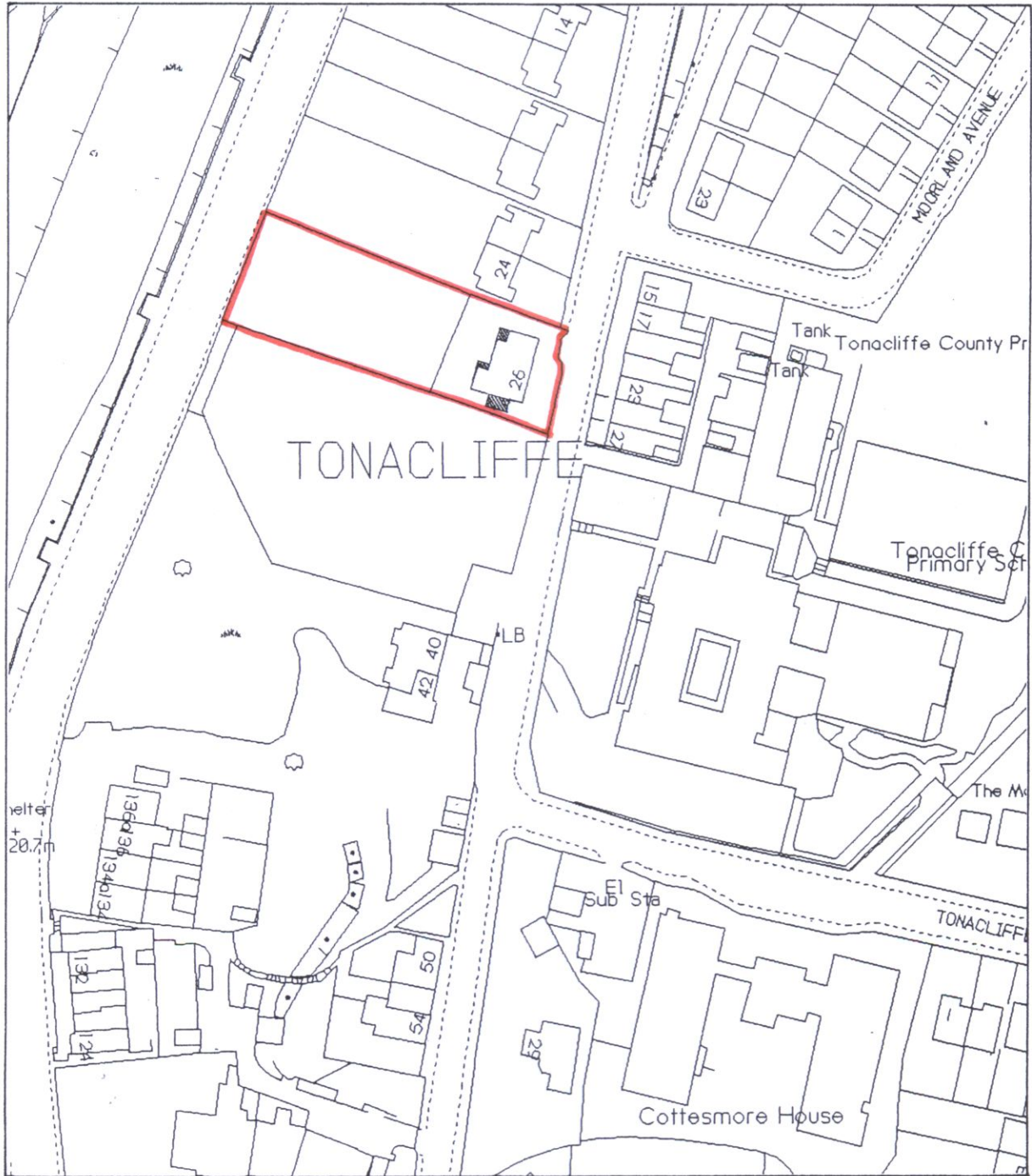
## 8. RECOMMENDATION

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
2. The development shall be carried out in accordance with plans 01A, 02A and 03 received on 3 August 2007.  
Reason: For the avoidance of doubt.
3. All materials to be used in the elevations and roof of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the Local Planning Authority.  
Reason: To ensure that the materials are in keeping with those existing and to accord with the criteria of Policy DC1 and Policy DC4 of the adopted Rossendale District Local Plan.

<b>Contact Officer</b>	
Name	Neil Birtles
Position	Senior Planning Officer
Service / Team	Development Control
Telephone	01706-238642
Email address	<a href="mailto:neilbirtles@rossendalebc.gov.uk">neilbirtles@rossendalebc.gov.uk</a>

2007/509



LOCATION PLAN.

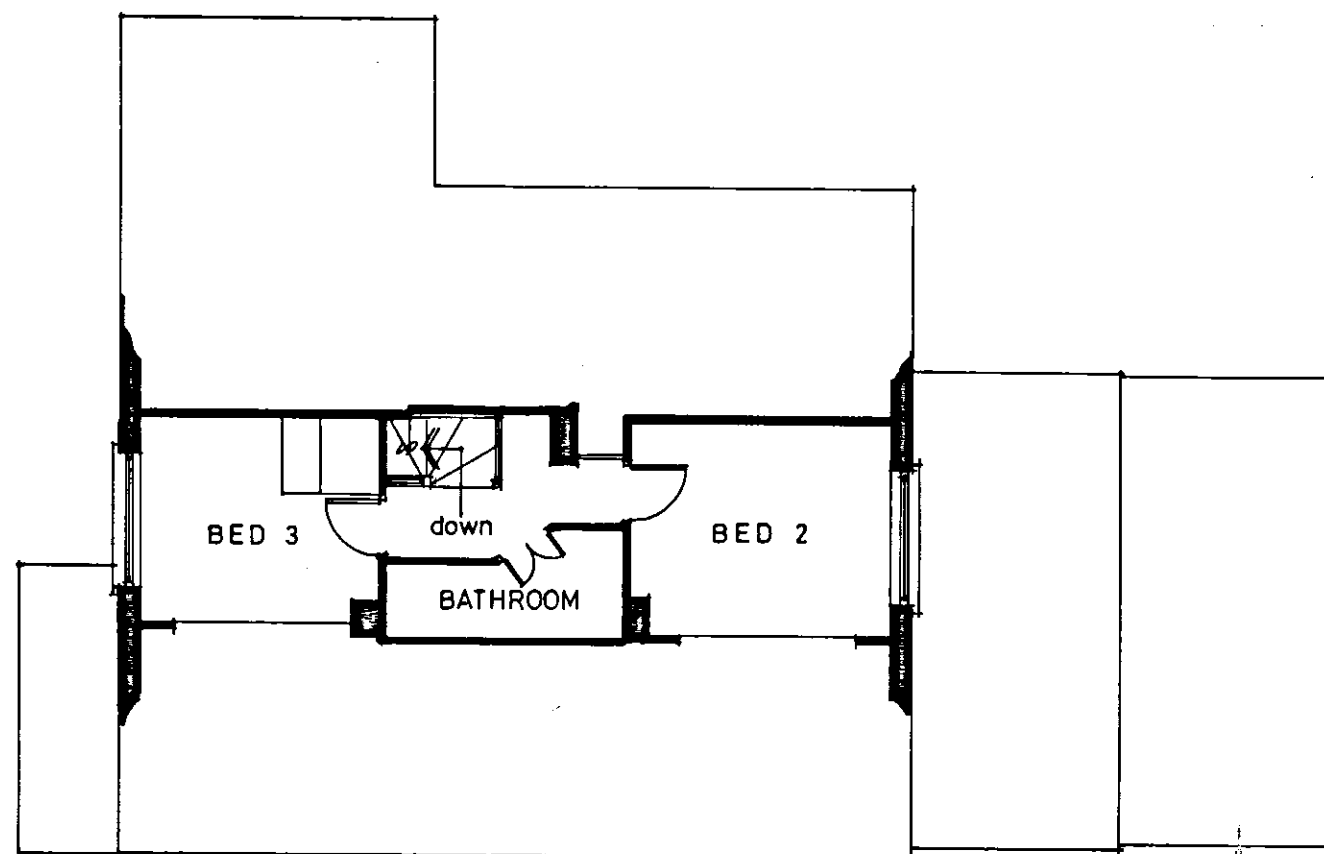
26 TONACLIFFE ROAD,  
WHITWORTH,



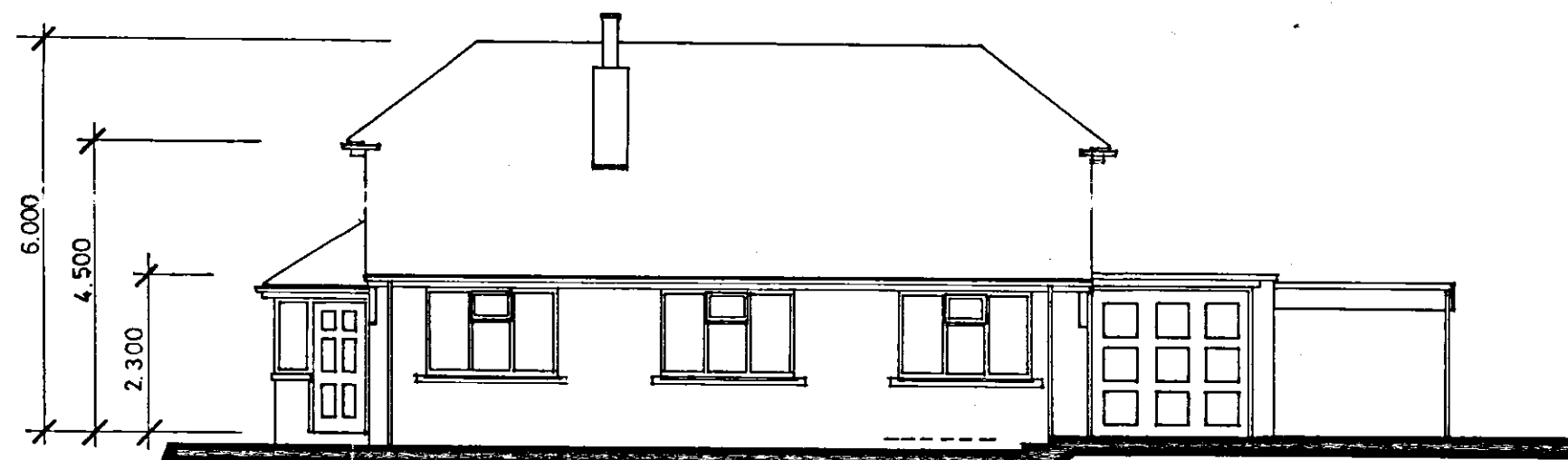
NORTH  
1:1250



Special Document  
**044419**



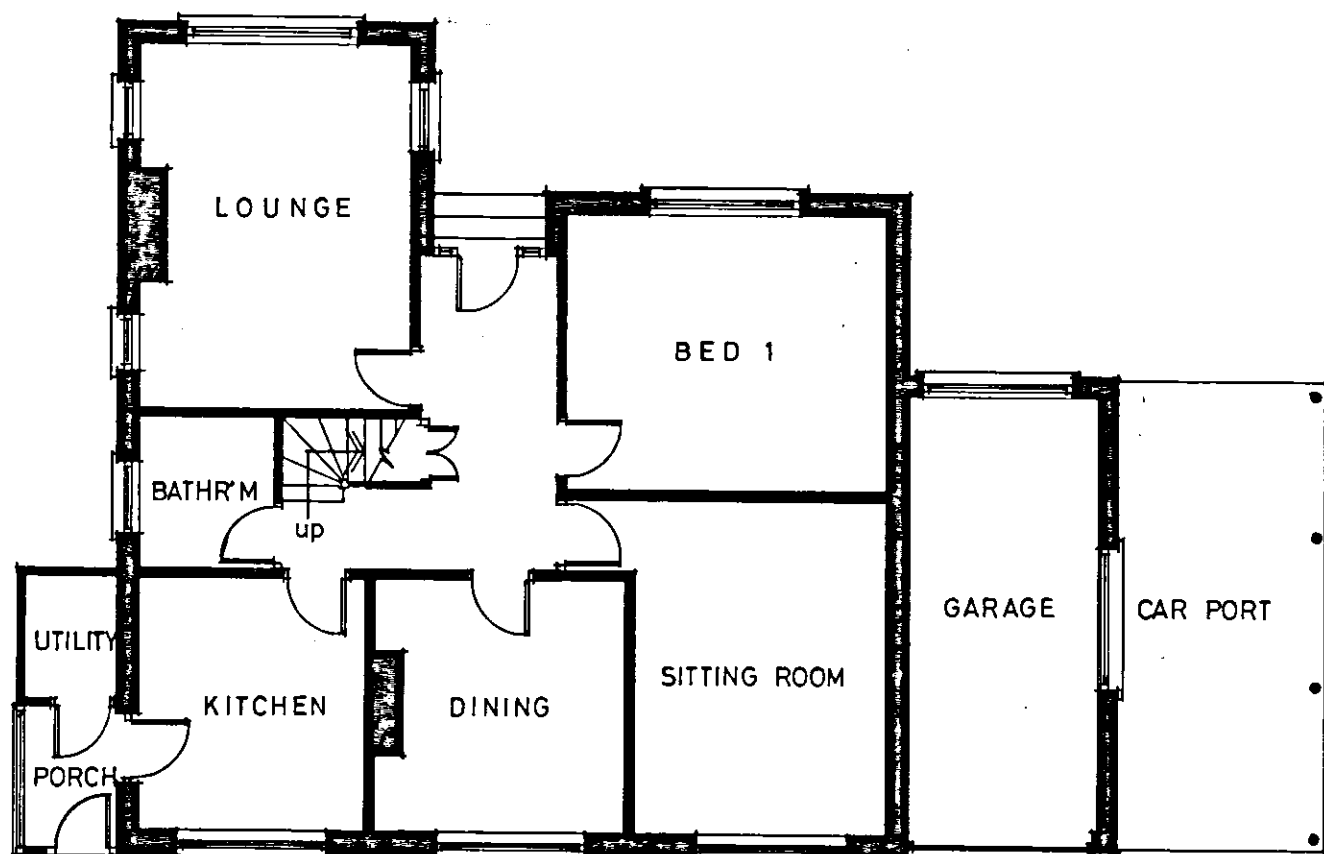
EXISTING FIRST FLOOR PLAN



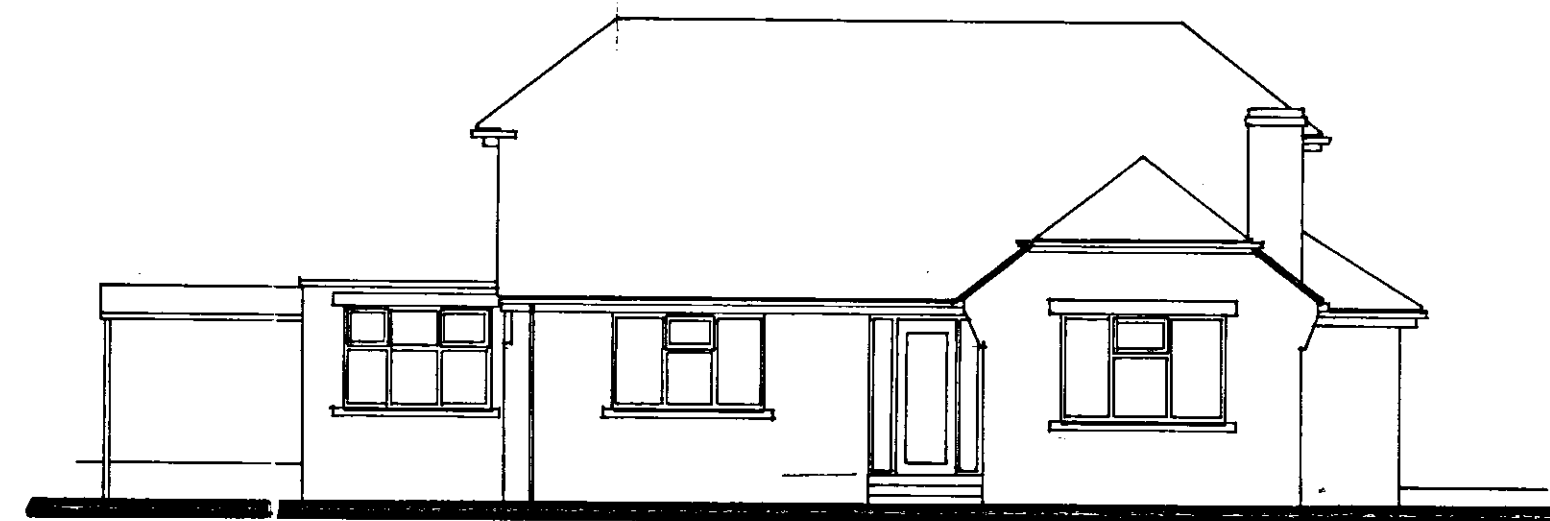
EXISTING EAST ELEVATION



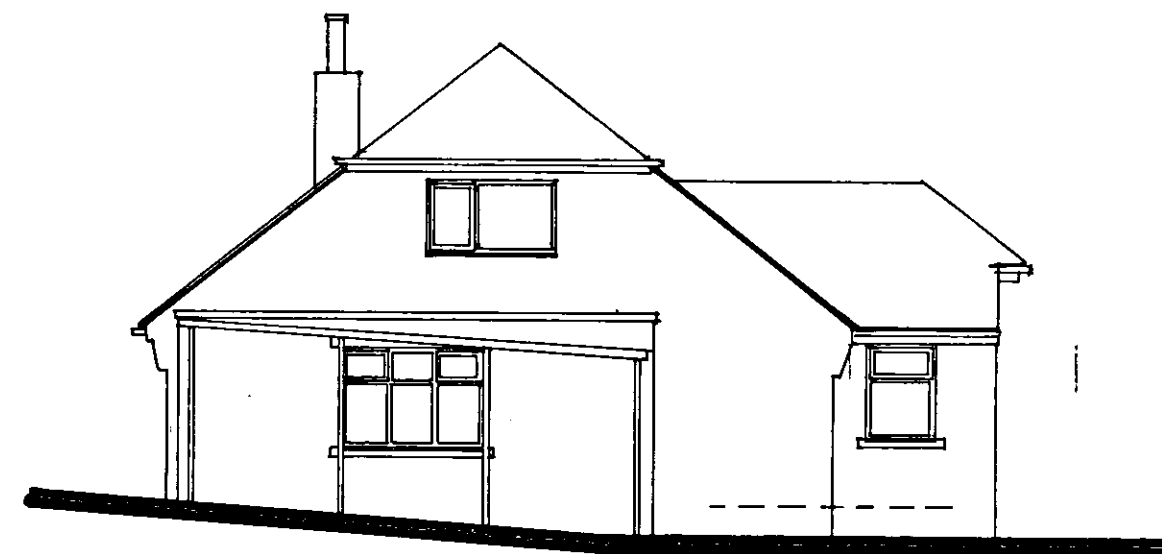
EXISTING SOUTH ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING WEST ELEVATION



EXISTING NORTH ELEVATION

REVISION A.  
HEIGHT DIMENSIONS ADDED.  
JUNE 2007.

project  
26 TONACLIFFE ROAD,  
WHITWORTH.

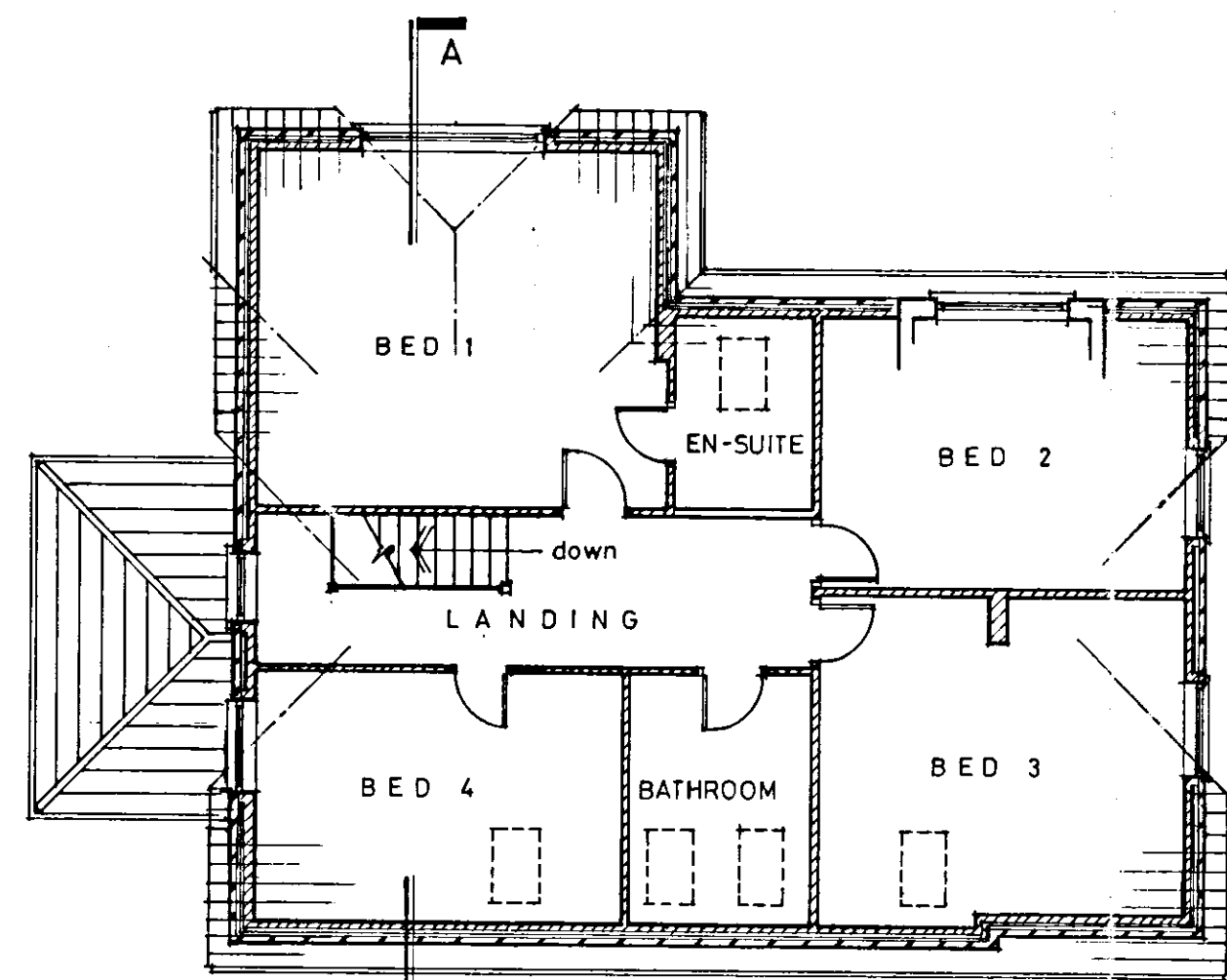
**2007/509**

client  
P. MAYOH ESQ.

drawing  
EXISTING PLANS & ELEVATIONS

scale 1:100      date FEB 07      drawing no 01 A

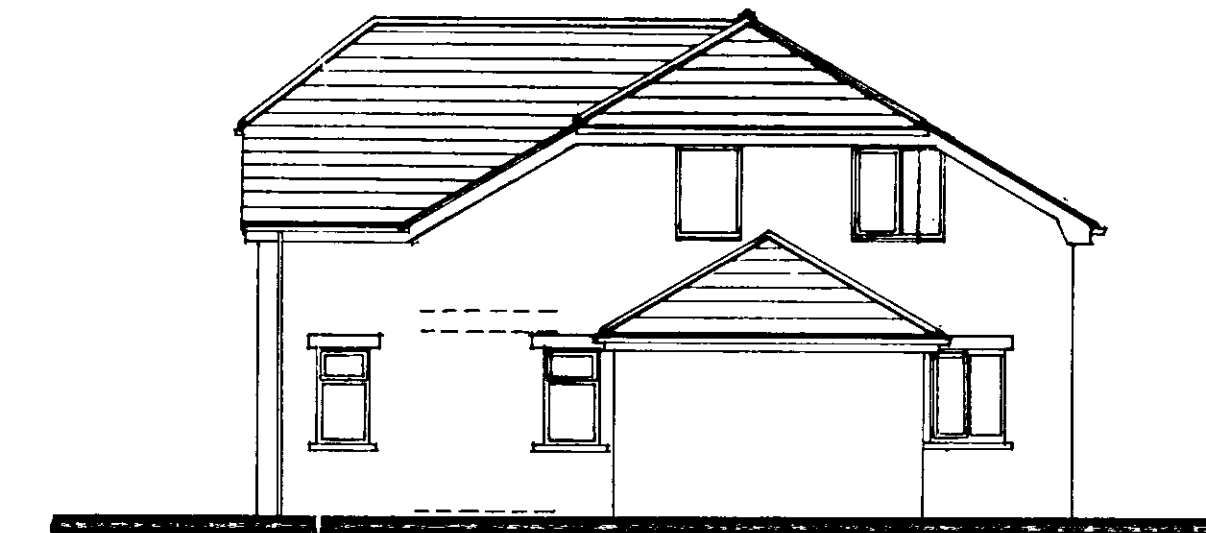
**MIKE ILLSLEY**  
ARCHITECTURAL & INTERIOR DESIGNER  
1 WHITWORTH SQUARE, WHITWORTH,  
ROCHDALE, OL12 8PY.      01706 344529



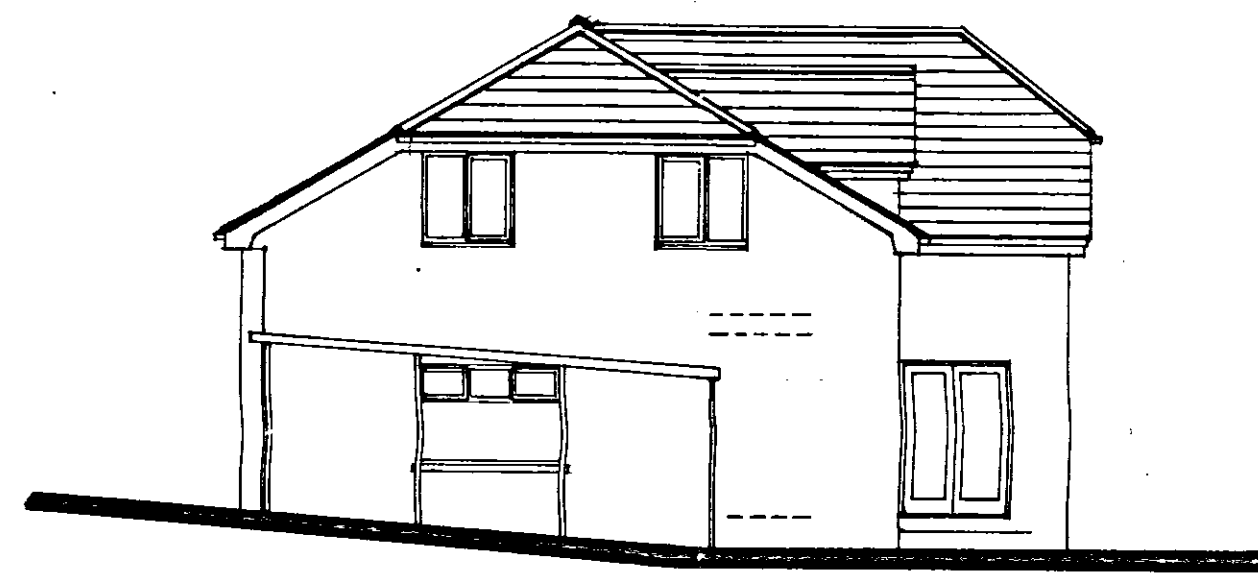
PROPOSED FIRST FLOOR PLAN



PROPOSED EAST ELEVATION



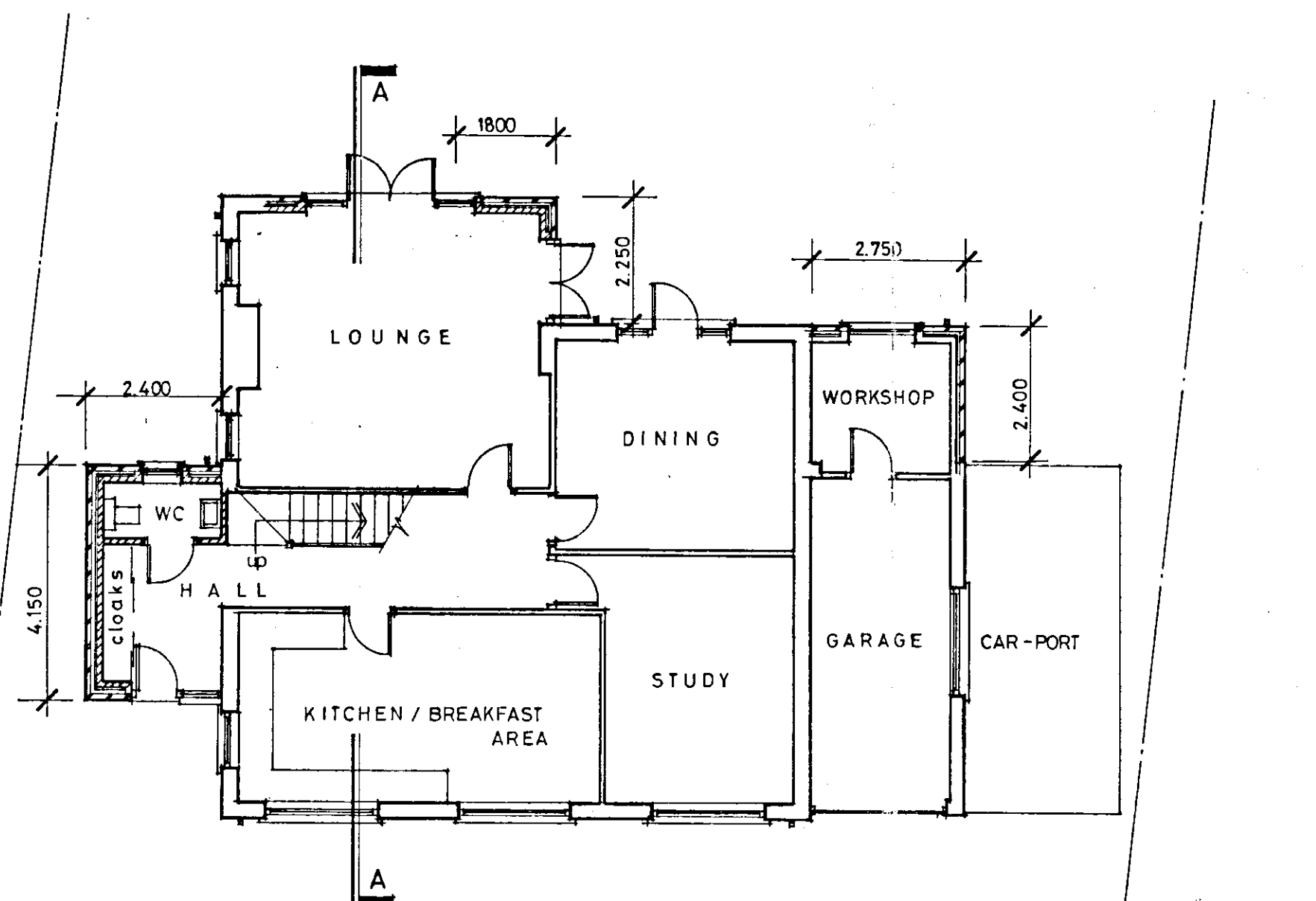
PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED GROUND FLOOR PLAN

**PROPOSED WORKS**

Strip off existing roof and remove from site.

Demolish existing side Porch and Utility Room.

Build new extensions to form new Entrance Hall, Lounge extension and Workshop to rear of Garage using facing brickwork to match existing in all respects.

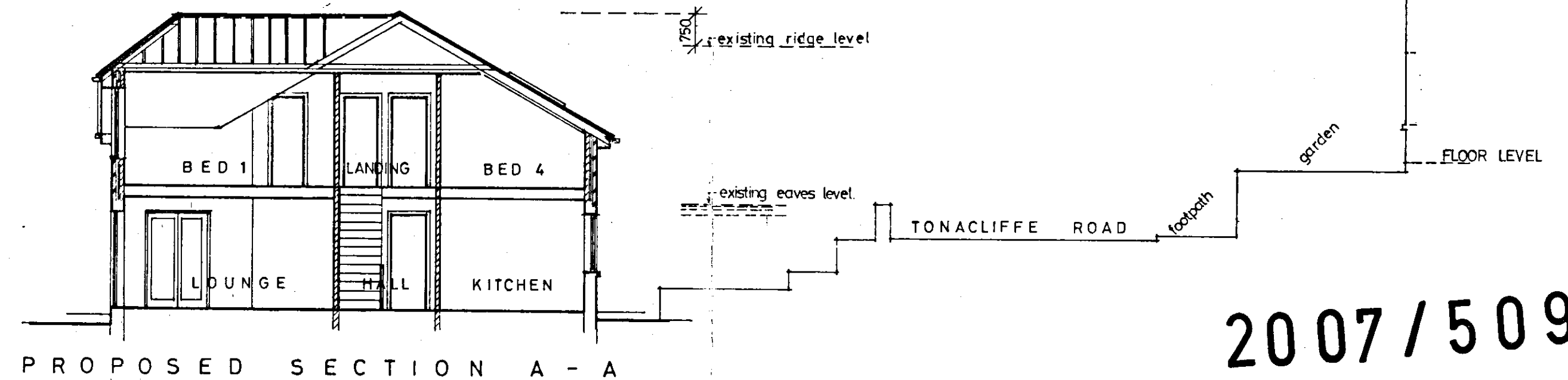
Extend height of external walls approximately 1200mm above existing using facing brickwork as above.

Form new roof over whole of property using new interlocking concrete tiles and matching hip and ridge tiles.

Form new dormer to Bedroom 2 using concrete interlocking tiles to match main roof and self coloured horizontal shiplap boarding.

Fit new UPVC framed windows and doors to replace existing and fit new Velux rooflights.

Fit new UPVC fascias, soffits, square section gutters and rain water pipes.



PROPOSED SECTION A - A

2007/509

Project  
PROPOSED EXTENSIONS & FORMATION  
OF NEW ROOF TO CREATE NEW  
FIRST FLOOR AT  
26 TONACLIFFE ROAD,  
WHITWORTH.

client  
P MAYOH ESQ.

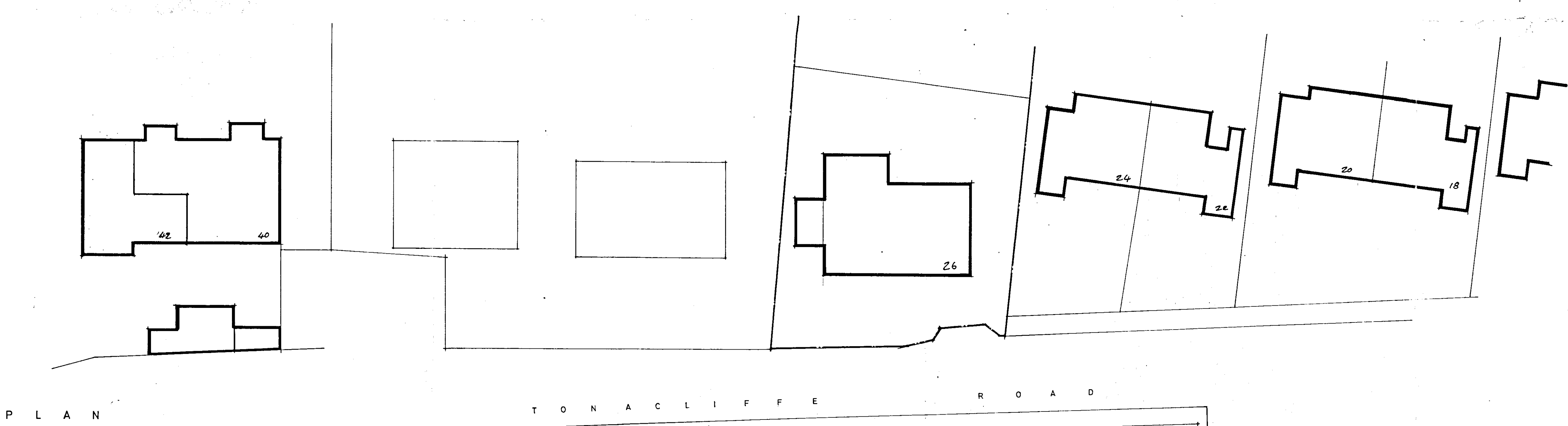
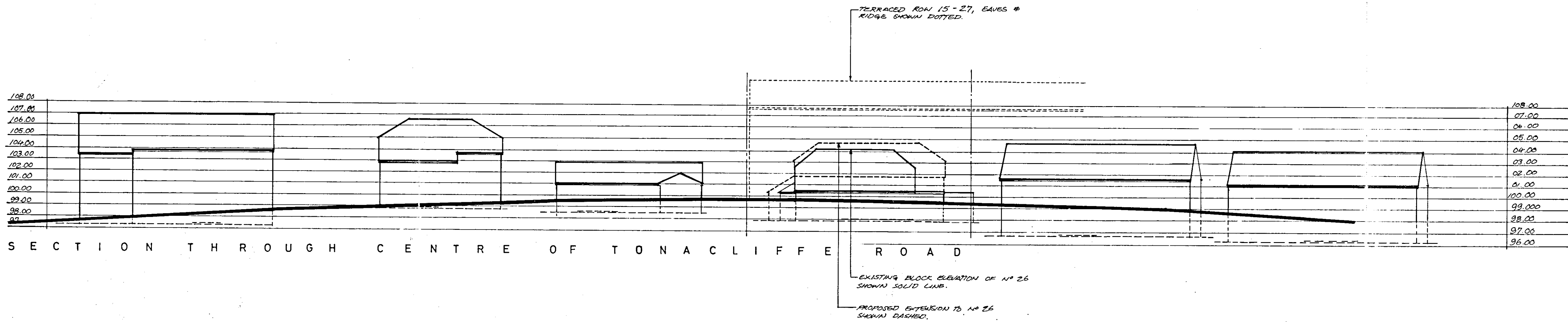
drawing  
PROPOSED PLANS, ELEVATIONS  
& SECTION.

REVISION A.  
R1066 HENRY REEDER,  
JULY 07.

scale 1:100 date APRIL 07 drawing no. 02 A'

MIKE HILLSLEY  
ARCHITECTURAL & INTERIOR DESIGNER  
1 WHITWORTH SQUARE WHITWORTH  
ROCHDALE, OL12 8PW. 01206 344320





2007/509

project  
 PROPOSED EXTENSIONS & FORMATION  
 OF NEW ROOF TO CREATE NEW  
 FIRST FLOOR AT  
 26 TONACLIFFE ROAD,  
 WHITWORTH.

client  
 P. MAYOH ESQ.

drawing  
 STREET SCENE ELEVATION  
 & PLAN

scale 1:200 date JULY 07 drawing no 03

MIKE ILLSLEY  
 ARCHITECTURAL & INTERIORS OWNER  
 1 WHITWORTH SQUARE, WHITWORTH,  
 ROCHDALE, OL12 8PY 01706 344529