APPLICATION NUMBER: 22/00746/HOUS

Application Number:	**22/00746/HOUS**
Location:	126 Andover Avenue Middleton M24 1JW
Proposal:	Application of external render to front elevation
Applicant:	Mrs Gillian Bracken
Case Officer:	James Bridgman
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

This application refers to a two storey detached dwelling located in a residential area in Middleton.

Description of Proposal

Permission is sought for the application of render to the front elevation of the existing dwelling. The polar white k render replaces the existing red brick. The other elevations will remain brick and unchanged.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters were sent to all surrounding neighbours and no representations were received.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

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:

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

N/A

Assessment

Design: DM1 and P3

Policy DM1 of the Rochdale Core Strategy requires *"development to be of high quality design taking opportunity to enhance the quality of the area."* Policy P3 of the Adopted Rochdale Core Strategy (CS) 2016 states that all new development must *"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."*

Paragraph 5.1 of the SPD states that all new developments *"should be designed to be in keeping with the host property and generally should be subservient to it."*

The first floor front elevation of the existing dwelling contains sections of breeze blocks and render. This is not in keeping and appears inharmonious with predominantly red brick dwelling. Therefore, the application to render at first floor is considered to be an improvement to the visual appearance of the dwelling.

Although the majority of dwellings are red brick, there is render evident within the street scene, usually as a feature at first floor level. However, the dwelling has an existing canopy which would provide visual break within the render. Furthermore, given the applicant property is detached, the red brick gable ends would be visible within the street scene. As such, the proposal therefore, on balance, acceptable and would not unduly overwhelm the character of the existing dwelling. The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

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. The permission relates to the following plans:

- Existing Site Plan: B433-03
- Location Plan: B433-02
- Existing & Proposed Elevations: B433-01

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 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	27/06/2022	Signed: JB
Authorisation	20/07/2022	Signed: AT

Report Author James Bridgman