

Application Number:	20/00647/HOUS
Location:	12 Sycamore Avenue Heywood OL10 2JB
Proposal:	Render to the front elevation
Applicant:	Mr Langley
Case Officer:	Bob Melling
Recommendation:	Refuse

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 no.12 Sycamore Avenue, a two storey semi-detached property located in a residential area in Heywood.

Description of Proposal

Permission is sought for the application of render to the front elevation.

Relevant History

None applicable.

Township/Member comments

Not applicable.

Consultee responses

Not applicable.

Representations

Letters of notification were sent to the neighbouring properties, no representations were received in relation to the proposed development.

Policy

National

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

None applicable.

Assessment

Design: DM1 and P3

The proposal seeks permission to apply white render to the front elevation. Although some terraced properties on the adjacent Middleton Road incorporate render, it is noted that the majority of neighbouring dwellings are constructed in either red or dark brown brick with no render. In this instance, it is considered that the use of render would harm the character of the host property and surrounding area by removing an important visual aspect to the design of the property. The render would unduly increase the prominence of the development from surrounding public vantage points and create a sense of imbalance with the adjoining dwelling. Overall, this would exacerbate the visual harm to the character and appearance of the host dwelling and surrounding area.

In light of the above assessment, the proposal is unacceptable and contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Recommendation: Refuse

1. By virtue of the proposed material, the development would constitute poor design and would be harmful to the character of the host property and wider street scene. The proposed development therefore fails to improve the character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary

Planning Document 'Guidelines and Standards for Residential Development'
and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- Existing and Proposed Elevations
- Location Plan

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. 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.

	Date	Officer
Report Completed	26/10/2022	Signed: BM
Authorisation	03/11/2022	Signed: RC

Report Author Bob Melling