

Application Number:	25/00323/HOUS
Location:	53 Borrowdale Drive, Rochdale, OL11 3JZ
Proposal:	White render to front, side and rear elevations (retrospective)
Applicant:	Mr Anthony Smith
Case Officer:	Sam Yuen
DETERMINATION DATE 21.05.2025	EXT OF TIME 20.06.2025
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 no. 53 Borrowdale Drive, a two-storey semi-detached dwelling located in a social housing estate of pebbledash and render construction in Marland. The dwelling is adjoined by no. 55 Borrowdale Drive to the south-west, adjacent to no. 51 Borrowdale Drive to the north-east, and faces the highway to the north-west. Prior to the proposed works, the dwelling comprised of pebbledash finish on all elevations.

Description of Proposal

Retrospective planning permission is sought for the application of white render to all elevations of the host dwelling as part of the recent works to provide external wall insulation.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

N/A

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

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

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

Policy JP-P1 Sustainable Places

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

- ☐ The NPPF states achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials.
- ☐ The application seeks retrospective permission for the application of white render to the host dwelling. The applicant has noted the works have been carried out to thermally upgrade the property by installing external wall insulation.
- ☐ The housing estate which the host dwelling sits in is characterised by dwellings of pebbledash and render construction. It is evident that a considerable number of neighbouring dwellings have been subject to later applications of render in various shades of white, off-white and beige. Overall, the character of the area comprises limited architectural qualities which warrants preservation and protection.
- ☐ The proposed works has materially altered the appearance of the dwelling from its original pebbledash finish. Whilst a less stark colour would be preferable, it is considered the retrofit works would not detract from the established character of the surrounding street scene and would serve to improve the energy efficiency and secure the quality of the dwelling for its occupants in the long term.
- ☐ The design of the proposal is therefore acceptable and accords with Policies DM1 and P3 of the adopted CS, the SPD, Policy JP-P1 of the adopted PfE and the NPPF.

Amenity: DM1 and SPD

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties and would accord with Policy DM1 of the adopted CS, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ The proposed development would not impact on the provision of parking spaces for the host property and is therefore acceptable in accordance with Policies T2 and DM1 of the adopted CS.

Recommendation: Grant subject to the following conditions

1. The permission relates to the following plans:

- ☐ Location Plan – received 16/02/2024

- ☐ Site Plan – drawing no. A02 received 26/03/2025
- ☐ Existing Front 3D View – drawing no. A03 received 26/03/2025
- ☐ Existing Rear 3D View – drawing no. A04 received 26/03/2025
- ☐ Existing Ground Floor Plan – drawing no. A05 received 26/03/2025
- ☐ Existing First Floor Plan – drawing no. A06 received 26/03/2025
- ☐ Existing Attic Floor Plan – drawing no. A07 received 26/03/2025
- ☐ Existing Roof Plan – drawing no. A08 received 26/03/2025
- ☐ Existing Front Elevation – drawing no. A09 received 26/03/2025
- ☐ Existing Rear Elevation – drawing no. A10 received 26/03/2025
- ☐ Existing Side Elevation – drawing no. A11 received 26/03/2025
- ☐ Proposed Front 3D View – drawing no. A03 received 26/03/2025
- ☐ Proposed Rear 3D View – drawing no. A04 received 26/03/2025
- ☐ Proposed Ground Floor Plan – drawing no. A05 received 26/03/2025
- ☐ Proposed First Floor Plan – drawing no. A06 received 26/03/2025
- ☐ Proposed Attic Floor Plan – drawing no. A07 received 26/03/2025
- ☐ Proposed Roof Plan – drawing no. A08 received 26/03/2025
- ☐ Proposed Front Elevation – drawing no. A09 received 26/03/2025
- ☐ Proposed Rear Elevation – drawing no. A10 received 26/03/2025
- ☐ Proposed Side Elevation – drawing no. A11 received 26/03/2025

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, the adopted Places for Everyone Joint Development Plan 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	13/06/2025	Signed: SY
Authorisation	19/06/2025	Signed: TH

Report Author Sam Yuen