

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00269/VRCON	Rosalind Gralton	18 May 2023

Address: 12 Northdene Drive Rochdale OL11 5NH

Proposal: Section 73 application for amendments to Condition 2 of planning permission 22/00964/FUL (Replacement dwelling including replacement roof to existing garage) for revisions to windows and external doors and installation of solar panels

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	Neighbour letters expired?	Y	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA DATE: 24.05.23

SITE AND SURROUNDINGS

The application relates to no.12 Northdene Drive, a detached dormer bungalow set on a cul-de-sac on a mature residential estate in the Bamford area of Rochdale. The dwelling faces east towards the highway towards no.9, with no.10 set adjacent to the North and no.14 to the south. The building includes an 'L' shaped floor plate which accommodates a tarmac driveway to the front of the dwelling. The site includes vegetation to each side boundary, which increase in density towards the rear of the site, and the adjacent plot to the rear.

The site is not located within the Green Belt, and is within, nor within the setting of, a Conservation Area or listed building.

Planning permission was granted under application 22/00964/FUL for the demolition of the existing dwelling and replacement with a new dwelling including a replacement roof to the existing garage. It is this permission which is the subject of the proposed variation.

PROPOSAL

The application seeks to vary condition 2 (approved plans) of Planning Permission 22/00964/FUL, regarding revisions to windows and external doors. The changes comprise:

- Removal of timber brise soleil to south and north elevations
 - Floor length window to south elevation
 - Reduction in size of glass first floor windows and doors to western elevation
 - Slight alterations to cladding to western fenestration
 - Removal of window to eastern elevation
 - Increase of timber cladding to eastern elevation and alteration of window design from square to full length
 - Introduction of photovoltaic solar panels (PV) to southern elevation roofslope.
- It is noted the plans show photovoltaic (PV) solar panels are installed on the new plans, which was not included within the original drawings. This feature being added would not require a change in description. Therefore for the purposes of this variation application, the panels have been taken into account in the assessment.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

SO3	Improving design, image and quality of place
P3	Improving design of new development
SO4	Promoting a greener environment
G6	Enhancing green infrastructure
G8	Managing water resources and flood risk
G9	Reducing the impact of pollution, contamination and land instability

SO5	Improving accessibility and delivering sustainable transport
T2	Improving accessibility
DM1	General development requirements
SD1	Delivering sustainable development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

22/00964/FUL - Replacement dwelling including replacement roof to existing garage
– Approve subject to conditions – 22/09/2022

23/00274/DOC - Submission of details to comply with conditions 3 (materials) and 4 (window detail) on planning permission 22/00964/FUL – Request Completed

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. No responses were received.

ANALYSIS

The principle of development was established in the application 22/00964/FUL. Whilst approval of the application would, in effect, result in the issuing of a new permission, consideration only needs to be given to those elements of the scheme which differ from the previous approval, together with any significant change in policy which has occurred in the interim. The key consideration of this application is the visual amenity impact of the proposed amendments to the elevations.

Character and Appearance

The proposed alterations relate to the fenestration including alteration of window and door openings. The proposed windows would be larger in size, and full height, rather than a squat, square window which was previously approved. The proposal would maintain the overall contemporary appearance of the building, and would not seek to degrade the quality of the design of the dwelling. The proposed amendments would not result in the detriment of the visual amenity of the streetscene and would be considered acceptable.

The proposed solar (PV) panels would not alter the character or appearance of the dwelling, and would be considered acceptable.

Residential Amenity

The increase in size of the windows and rearrangement of the proposed windows would not cause detriment to residential properties at No 10 or 14 Northdene Drive, over and above that of the original approved application. The proposed window alterations would make no changes to the distances originally assessed.

Overall the proposed amendments are acceptable and compliant with the development plan.

RECOMMENDATION

GRANT subject to the following conditions:

- 1 The development must be begun not later than three years beginning with 12th September 2022.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-
21012-PIP-ZZ-RF-DR-A-PL-0001/P03 - Location Plan and Site Plan
21012-PIP-V1-XX-DR-A-PL-0100/P03 - Existing Floor Plans
21012-PIP-V1-XX-DR-A-PL-0200/P03 - Existing Elevations
21012-PIP-ZZ-RF-DR-A-PL-0500/P04 - Proposed Site Plan
21012-PIP-V1-ZZ-DR-A-PL-1000/P03 - Proposed Floor Plans
21012-PIP-V1-XX-DR-A-PL-2000/P03 - Proposed Elevations
21012-PIP-V2-XX-DR-A-PL-1001/P03 - Proposed Garage Plans and Elevations

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, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those details of materials provided to and approved by the Council through 23/00274/DOC on "Proposed Elevations 1 of 2" and "Proposed Elevations 2 of 2" dated 11th November 2022.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

- 4 The windows, external doors, roof lights and detailed design of the window and door reveals shall be installed in accordance with the following drawings:

21012-PIP-XX-XX-DR-A-31-0101-P02 Window Seat Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-0102 P02 Typical Tilt-turn Window Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-1012 -P02 Front Door Details dated 27th January 2023

21012-PIP-XX-XX-DR-A-31-1102-P02 -Sliding Door Details dated 27th January 2023

2022 21012-PIP-ZZ-XX-DR-A-31-0001-P04 Window Types 1 of 2 dated 11th November

2022 21012-PIP-ZZ-XX-DR-A-31-0002-P04 Window Types 2 of 2 dated 11th November

21012-PIP-ZZ-XX-DR-A-31-1001-P04 External Door Types 1 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-31-1002-P04 External Door Types 2 of 2 dated 11th November 2022
21012-PIP-ZZ-XX-DR-A-37-0001-P03 Rooflight Types dated 11th November 2022

as submitted to the Council through 23/00274/DOC, and retained thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedural Notice:

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.

Report Author Rosalind Gralton