

APPLICATION NUMBER: 22/01500/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01500/FUL	Sam Yuen	20 January 2023

Address: 87, 91, 92, 95, 96, 98; 102, 103, 111, 112, 113 Buckley View; 2, 8, 13, 14, 17 Louise Close OL12 9RX; 21, 22, 24, 31, 34, 36, 37, 38, 39 and 41, 42, 43, 64, 66, 69, 70, 74 Louise Gardens OL12 9RZ

Proposal: Retrofit of 33No. existing 2 storey dwellings, external wall insulation to existing dwellings and associated works including replacement windows and doors, fencing and gates.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RK

DATE: 09/02/2022

SITE

The application relates to 33 dwellings across three streets – Buckley Close, Louise Close and Louise Gardens, situated in a residential estate in Smallbridge. The dwellings comprise of mid to late 20th century two-storey mid-terrace and end-terrace dwellings. As it stands, the dwellings are of cross wall construction with gable walls and brick piers of red brick construction. The front and rear elevations of the dwellings are clad in dark brown vertical timber cladding with dark orange scalloped clay tile feature cladding on the ground floor. Five of the dwellings also comprise of an external store to the front of the dwellings. The dwellings on Buckley Close are accessible from Buckley Lane and dwellings on Louise Close and Louise Gardens from Louise Street. Within the estate, the dwellings are accessible via a system of pedestrian footpaths.

PROPOSAL

Planning permission is sought for a scheme of external retrofit decarbonisation works to the dwellings, including external wall insulation to all elevations of the dwellings to replace the existing sub-structures and mineral wool insulation. Materials of the external elements would be replaced as follows:

- Existing wall cladding to be replaced with brick slip cladding on the ground floor and timber effect fibre cement boards on the first floor with silicone render to the front door feature in various colour schemes;
- Existing profiled clay roof tiles to be replaced with grey concrete roof tiles;
- Existing uPVC doors to be replaced with black composite doors; and
- Existing windows in white uPVC to be replaced with larger uPVC doors and windows in black.

An assortment of external works are also proposed, including the replacement of existing rainwater pipes to gulleys and replacement paving and landscaping to the front and rear curtilages, including the replacement of existing fencing and rear access gates.

The existing external store to five of the dwellings would be demolished.

The full comprehensive list of works and materials are shown in the submitted plans 'Materials Schedule' and 'Schedule of Proposed Retrofit Works'.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

G2 Energy and New Development

P3 Improving Design of New Development
DM1 General Development Requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and site notices were posted near the ingresses of each thoroughfare. No comments were received.

ANALYSIS

- ❑ Paragraph 152 of the NPPF states that *"the planning system should support the transition to a low carbon future in a changing climate"* and *"help to shape places in ways that contribute to radical reductions in greenhouse gas emissions"* and *"encourage the reuse of existing resources, including the conversion of existing buildings."*
- ❑ Policy G2 of the adopted Rochdale Core Strategy sets out an energy hierarchy with demand reduction forming the base, seeking to achieve the maximum possible reduction in demand for energy through building design, with 'allowable solutions' at the top of the hierarchy, which includes retrofitting existing buildings.
- ❑ The initial phase of the proposed works comprise of the installation of external wall insulation (EWI) system to all elevations of the dwellings, which would improve the building performance and energy efficiency of the existing properties. The nature of the works would accord with policy G2 of the adopted Core Strategy and the NPPF and would be acceptable.
- ❑ Paragraph 130 of the NPPF requires new development to be *"visually attractive as a result of good architecture, layout and appropriate and effective landscaping"* in addition to ensuring they are *"sympathetic to local character."*

- ☐ Paragraph 134 seeks to encourage *“innovative designs which... help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*
- ☐ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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.”*
- ☐ Protection of residential amenity is considered under policy DM1 of the Council’s adopted Core Strategy, which requires development proposals to ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ☐ As it stands, dwellings within the residential estate of the application site are characterised by a mixture of two-storey terraced dwellings and terraced bungalows, built in a cross wall construction typical of mid to late 20th century social housing. While the dwellings maintain uniformity in its scale, form, and appearance, it is generally considered to constitute a less than satisfactory standard of design.
- ☐ The proposal comprise of a series of alterations to the external elevations, roof and fenestration which would utilise similar colour schemes and materials to the recently approved works to adjacent dwellings on Buckley View and Louise Gardens (application reference: 22/00653/FUL and 21/00798/FUL). The resulting development would improve the visual appearance of the dwellings whilst also be complementary to the materiality, colours and designs of the existing adjoining dwellings.
- ☐ It is noted the plans seeks to develop individual colour schemes for each street to create distinct yet cohesive identities to the street scenes. This would further enhance the identity for the dwellings and would contribute positively to the character and appearance of the surrounding area.
- ☐ The application also proposes the replacement of existing boundary treatments as a continuation of the proposed external wall insulation works. The proposed development comprise of a consistent set of fencing and gate designs which would provide uniformity across the dwellings and would be acceptable in this respect.

- ☐ The proposed fencing and gates comprise of similar dimensions to the existing boundary treatments, therefore it is considered the proposals would not unduly impact on the amenity of the occupants and neighbouring occupiers

- ☐ The proposed development would not impact on the provision of parking spaces for the dwellings.

- ☐ Taken as a whole, the proposed works constitute an improvement to the visual amenity of the dwellings which meets a satisfactory standard of design 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:

- ☐ Location Plan – Drawing No. 01 P3
- ☐ Existing Site Plan – Louise Close – Drawing No. 08 P2
- ☐ Existing Site Plan – Louise Gardens – Drawing No. 09 P2
- ☐ Existing Site Plan – Buckley View – Drawing No. 10 P2
- ☐ Existing Elevations No.1-11 Louise Close Drawing No. 13 P2
- ☐ Existing Elevations No.12-23 Louise Close – Drawing No. 14 P2
- ☐ Existing Elevations No.24-45 Louise Gardens – Drawing No. 15 P2
- ☐ Existing Elevations No.63-74 Louise Gardens – Drawing No. 16 P2
- ☐ Existing Elevations No.87-101 Buckley View – Drawing No. 17 P2
- ☐ Existing Elevations No.102-115 Buckley View – Drawing No. 18 P2
- ☐ Existing Typical Elevations and Plans - Type A1 (No. 34 Louise Gardens) – Drawing No. 02 P3
- ☐ Existing Typical Elevations and Plans – Type A.1 (No. 92 Buckley View) – Drawing No. 03 P3
- ☐ Existing Typical Elevations and Plans – Type A.3 (No. 13 Louise Close) – Drawing No. 04 P3
- ☐ Existing Typical Elevations and Plans – Type A.2 (No. 102 Buckley View) – Drawing No. 05 P2
- ☐ Existing Typical Elevations and Plans – Type A.4 (No. 8 Louise Close) – Drawing No. 06 P1
- ☐ Existing Typical Elevations and Plans – Type B (No. 95 Buckley View) – Drawing No. 07 P1
- ☐ Existing Boundary Treatments – Drawing No. 12 P2
- ☐ Existing Typical External Store – Drawing No. 11 P2
- ☐ Proposed Boundary Treatment & Site Plan – Louise Close – Drawing No. 30 P2
- ☐ Proposed Site Plan – Louise Gardens – Drawing No. 31 P2
- ☐ Proposed Site Plan – Buckley View – Drawing No. 32 P3
- ☐ Proposed Louise Close Elevations – Drawing No. 27 P2
- ☐ Proposed Louise Gardens Elevations – Drawing No. 28 P2
- ☐ Proposed Buckley View Elevations – Drawing No. 29 P2
- ☐ Proposed Elevations No.1-11 Louise Close – Drawing No. 33 P1
- ☐ Proposed Elevations No.12-23 Louise Close – Drawing No. 34 P1
- ☐ Proposed Elevations No.24-45 Louise Gardens – Drawing No. 35 P1
- ☐ Proposed Elevations No.63-74 Louise Gardens – Drawing No. 36 P1
- ☐ Proposed Elevations No.87-101 Buckley View – Drawing No. 37 P1
- ☐ Proposed Elevations No.102-115 Buckley View – 38 P1
- ☐ Proposed Typical Elevations and Plans - Type A1 (No. 34 Louise Gardens) – Drawing No. 20 P3

- ☐ Proposed Typical Elevations and Plans – Type A.1 (No. 92 Buckley View) – Drawing No. 21 P3
- ☐ Proposed Typical Elevations and Plans – Type A.3 (No. 13 Louise Close) – Drawing No. 22 P3
- ☐ Proposed Typical Elevations and Plans – Type A.2 (No. 102 Buckley View) – Drawing No. 23 P3
- ☐ Proposed Typical Elevations and Plans – Type A.4 (No. 8 Louise Close) – Drawing No. 24 P3
- ☐ Proposed Typical Elevations and Plans – Type B (No. 95 Buckley View) – Drawing No. 25 P3
- ☐ Materials Schedule – dated 23/11/2022
- ☐ Schedule of Proposed Retrofit Works – dated 03/01/2023
- ☐ Design and Access Statement dated 11/2022

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.

Procedure 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.

Report Author Sam Yuen