

APPLICATION NUMBER: 23/01232/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01232/FUL

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 14.03.2024 EXT OF TIME 28.03.24

Address: Various Properties on Albert Royds Street, Beal Crescent, Clover Hall Crescent, Eafield Road and Farm Walk, Rochdale

Proposal: Replacement of existing porches/canopies with new porches to 113 dwellings located on Albert Royds Street, Beal Crescent, Clover Hall Crescent, Eafield Road and Farm Walk and external access steps to 126 Clover Hall Crescent

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

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

CHECKED AND SIGNED OFF BY: LA

DATE: 28.03.24

SITE

The Clover Hall estate is an early-mid C20th housing development to the north east of Rochdale town centre. The proposed porch redevelopment scheme relates to 113 dwellings owned by Rochdale Boroughwide Housing, specifically the following properties:

Albert Royds Street – numbers 211, 213, 215, 219, 229

Beal Crescent – numbers 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 36, 38, 44, 48

Clover Hall Crescent – numbers 3, 4, 5, 8, 10, 11, 13, 15, 16, 17, 18, 21, 22, 23, 24, 25, 26, 27, 30, 31, 33, 37, 39, 49, 53, 59, 61, 63, 65, 67, 69, 79, 83, 86, 88, 89, 90, 92, 93, 94, 98, 104, 112, 114, 120, 122, 124, 126, 128, 130, 136, 138

Eafield Road – numbers 14, 16, 18, 22, 24, 34, 26, 38, 42

Farm Walk – numbers 2, 4, 6, 7, 10, 11, 12, 14, 19, 22, 23, 24, 26, 27, 28, 29, 33, 35

The dwellings consist of two storey brick built terraced houses representing four distinct house types across the estate, plus one bungalow unit, of which there are 22 dwellings in a single row (32-74 Clover Hall Crescent).

A variety of open and enclosed porches are present across the estate. These porches are beginning to deteriorate, and it is understood that some have developed structural problems – hence the need to renew.

A number of dwellings on the estate are in private ownership, therefore these are not included in the proposed redevelopment work. However, where a property is owned by RBH, but shares a porch with a private dwelling, it has been included in the proposals, as the existing construction should allow works to proceed without affecting the private dwelling.

All of the porches to the houses are of brick construction. Whilst there are two basic types – open and enclosed – there are a number of variations due to changes in the roof design. It is understood that at the time of construction, residents were given a free choice as to their preferred porch, and as a result there is no consistency of porch design across individual sections of the estate.

PROPOSAL

Planning permission is sought for the demolition of the existing porches, followed by their replacement with new brick built enclosed porch structures. The new porches are generally based on one of the existing designs – that of an enclosed structure with a side window and a lean to roof. As the existing porches are very small and cramped inside, the new porches are to be made slightly larger to ensure that they are more usable.

This increase is typically constrained by localised features such as projections on the existing elevations. However in the house type referred to on the drawings as Type A the projection allows for the provision of a wider porch with front facing windows.

The intention is to replace all of the porches to the houses in RBH ownership, with new enclosed structures based on a single design, which is related to one of the existing porch types. As the existing porches are over 3m in height, the replacement porches will not be covered by permitted development rights, therefore planning approval is being sought for the work. The porches to the bungalows on the estate were added later, and these are of a flat roof uPVC design which is around 2.5m high. The configuration of the bungalows restricts the type of replacement porch to these units to something of a similar volume. The applicant also intends to carry out porch replacement works to these units, however as the new structures will be less than 3m high, the works fall within permitted development rights, therefore planning approval is not sought for this element of the programme

RELEVANT PLANNING POLICY

National Guidance

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

Sub-Regional Policy

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. Policy JP-S2: Carbon and Energy is relevant.

Adopted Rochdale Core Strategy (CS):

SO2	To create successful and healthy communities
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
SO4	Promoting a greener environment
G2	Energy and new development
G3	Renewable and low carbon energy developments
DM1	General development requirements

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

None of relevance.

CONSULTATION RESPONSES

Highways – The main issue for Highways in regards to this application is any impact the porches would have on dwellings with off street parking provision.

From the submitted plans it would appear that the replacement porches will have a similar sized footprint to the existing porches and would not extend into the driveways of those dwellings which have this facility.

Highways raise no objection to this application and request no specific planning conditions.

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice displayed in the vicinity and an advertisement published in the local press. No representations have been received.

ANALYSIS

Principle of development

Paragraph 157 of the NPPF sets out that the planning system should support the transition to a low carbon future in a changing climate by shaping places in ways that contribute to radical reductions in greenhouse gas emissions and encouraging the reuse of existing resources, including the conversion of existing buildings.

Policy JP-S2: Carbon and Energy of the recently adopted Places for Everyone joint development plan seeks to promote the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

Policy G2 of the Core Strategy sets out that reducing carbon emissions from new buildings will not only help to tackle climate change, it will also help to alleviate fuel poverty in the borough and contribute to the country's fuel security. This policy 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 covers retrofitting existing buildings.

Policy C3 of the Core Strategy seeks to deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough, requiring a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change.

The application proposes the retrofitting of housing stock that is currently operated by Rochdale Boroughwide Housing, a mutual housing society that provides social

rented housing across the borough. The scheme has been designed to assist in with guarding against high fuel prices and poor energy efficiency performance.

On the basis that the proposed scheme of works would improve the energy efficiency of existing dwellings, the proposed works are considered to be acceptable in principle, and in accordance with Policies C3 and G2 of the adopted Core Strategy, the Places for Everyone joint development plan and the National Planning Policy Framework.

Impact on character and appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments 'will function well and add to the overall character of the area' and 'are visually attractive as a result of good architecture'.

The application buildings are of early to mid C20th construction and formed from brick, but with varying porch designs largely as a result of roof design and the nature of free choice given to residents at the time of initial occupation.

The works to replace the porches would see a single design language utilised which would harmonise the appearance of the estate. Whilst some loss of local character may therefore be considered to result, this must be balanced against the benefits of providing increased energy efficiency in the context of the current cost of living crisis and the Council's declared Climate Emergency. On this basis the proposed scheme to replace the existing porches is considered to be acceptable and of benefit to the residents of the estate as a whole.

Given the scale of the proposals and number of properties involved, a condition requiring agreement to the proposed materials is recommended.

Subject to a condition requiring details of materials to ensure they are appropriate for their context, the application is considered to enhance the overall character and appearance of the area and would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Other matters

The application does not propose any development that would impact surrounding residential occupiers by way of overshadowing, overbearing impact or loss of privacy.

The overall site is hilly in places, and the existing porches typically have a step of around 200-400mm at the entrance. Intermediate external steps will be provided to ensure that all dwellings have a reasonable stepped approach to the interior. One dwelling (126 Clover Hall Crescent) has a greater change in level between external ground and internal floor level (approx. 600mm). This is currently served by an open porch over a flight of steps. The proposed replacement will consist of an enclosed porch with a new flight of steps in front of it.

The existing porches are served by downpipes which feed into gullies or discharge onto the drive adjacent to the porch. The same configuration will be adopted by the new structures.

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. This permission relates to the following plans:-

- Location Plan
- 231336/10P3 – Albert Royds St. Existing and Proposed Elevations
- 231336/11P2 – Beal Crescent Existing and Proposed Elevations 1 of 2
- 231336/12P2 – Beal Crescent Existing and Proposed Elevations 2 of 2
- 231336/13P2 – Clover Hall Crescent Existing and Proposed Elevations 1 of 4
- 231336/14P2 – Clover Hall Crescent Existing and Proposed Elevations 2 of 4
- 231336/15P2 – Clover Hall Crescent Existing and Proposed Elevations 3 of 4
- 231336/16P3 – Clover Hall Crescent Existing and Proposed Elevations 4 of 4
- 231336/17P2 – Eafield Road Existing and Proposed Elevations
- 231336/18P2 – Farm Walk Existing and Proposed Elevations 1 of 2
- 231336/19P2 – Farm Walk Existing and Proposed Elevations 2 of 2
- 231336/21/P2 – Existing Site Plan
- 231336/22P4 – Site Plan
- 231336/23P1 – Existing House Types
- 231336/24P2 – Existing Porches 1 of 2
- 231336/25P2 – Existing Porches 2 of 2
- 231336/26P4 – Proposed Porches

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

3. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings have been

submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

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.

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 Michael Atkinson-Smith