

APPLICATION NUMBER: 23/00369/VRCON

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DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00369/VRCON	Chelsea Petrillo	30 th May 2023

Address: 51 Stonehill Drive Rochdale OL12 7JN

Proposal: Application to vary condition 3 (Materials) of planning permission 22/01469/HOUS (Two storey side and rear extensions including rear dormer and juliet balconies, increase in height and alterations to roofline of existing dwelling; alterations to fenestration including insertion of 2 no. windows to front and side elevations and render to existing north-east elevation (Part Retrospective)

PUBLICIT Y	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

COMMENT S	Planning Panel comments received?	N
	Neighbour comments received?	Y

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

RECOMMENDATION	Grant Subject to Conditions
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SITE

51 Stonehill Drive is a two-storey detached dwelling located in the Norden ward of Rochdale and in a Defined Urban Area, as allocated under saved UDP policy G/D/1 to which the property benefits from large side and rear garden space, an attached garage, a sufficiently sized detached outbuilding and on-site parking facilitated by a driveway to the front of the dwelling. 50 Stonehill Drive sits adjacent to the property to the north and 49 Stonehill Drive sits adjacent to the front elevation of 51 however, due to a variation of ground levels, 49 Stonehill Drive is sited on lower ground level than the application property and those adjacent. The dwelling is sited next to an area of dense woodland to the south and borders designated greenbelt land to the rear.

PROPOSAL

The application seeks to vary condition 3 (materials) of Planning Permission 22/01469/HOUS, which sought to submit specifications of proposed materials to be approved in writing by the Local Planning Authority with such details including the type, colour, and texture of the materials. This condition related to the proposed render on the side and rear elevations, the bricks for the two-storey side extension and the roof tiles for the increase in ridge height. This permission was approved by the Council on 27th January 2022.

Condition 3 of the approved planning permission decision reads:

- 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 building(s) 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.*

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

The applicant seeks to vary the condition to become a compliance condition, for the reason that they commenced development without first discharging this pre-commencement condition. They seek to vary the condition to list the following materials:

- 65mm ibstock mixed red facing textured brick
- Johnstones 1.5mm white silicone textured render
- Crest double roman concrete tiles in anthracite grey
- Hallow grained grey UPVC timber cladding

RELEVANT PLANNING POLICY**National Guidance**

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

T2 Improving accessibility

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

PREAPP/00099/22 Remodel of existing dwellinghouse, including two storey extensions, revised roofline with pitched and flat roof dormers.

APP CLOSED 16.11.2022

22/01469/HOUS Two storey side and rear extensions including rear dormer and juliet balconies, increase in ridge height and alterations to roofline of existing dwelling. Alterations to fenestration including insertion of no.2 windows to front and side elevations and render to existing north-east elevation. Part Retrospective.

GRANTED 27.01.2023

CONSULTATION RESPONSES

None Applicable

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. One response was received by email to the case officer for clarification surrounding the nature of the VRCON application. No further representations were received.

ANALYSIS

Design: DM1 and P3

Visual Amenity

Policy DM1 of the Rochdale Core Strategy requires "development to be of high quality design taking opportunity to enhance the quality of the area." Paragraph 124 of the NPPF states that good design is a key aspect of sustainable development. Core Strategy policy P3 requires all new developments to enhance the borough's identity and sense of place and ensure that buildings contribute positively to the townscape.

Paragraph 135 of the NPPF states "Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). It is important to note the previous permission was "part-retrospective" and the proposed works are currently on-going therefore the approval of these materials is important to ensure the approved consent remains in line with the situation on site. Giving regard to the above, it is clear the proposal does not seek to diminish the approved scheme given submitted specifications and details are considered in line with that previously approved.

Render

Approved under the planning permission to which this application would relate, the white render proposed to the side and rear elevations of the dwelling was approved under the assumption it is not considered that it would dilute the visual appearance or comprise the character of the wider street scene in anyway. Whilst the render is considered visually prominent in its overall appearance, the dwelling would retain the red brick to the front elevation to remain in keeping with the character of the street, to which dwellings are predominantly built from red brick. The render would be largely

out of view from public vantage points as a result of the siting of the dwelling and surrounding elements and is therefore considered acceptable. Specifications of the render, proposed as Johnstones 1.5mm White Silicone Textured Render, are considered acceptable and is considered to satisfy and reflect the plans set out under 22/01469/HOUS.

Brick

Aforementioned above, dwellings in this vicinity of Stonehill Drive are constructed from red brick therefore it is considered for any matching materials are to remain acceptable to ensure the visual amenity of these dwellings is retained. The submitted specification material for the external appearance of the two-storey side extension is proposed as 65mm Ibstock mixed red facing textured brick. The proposed material is considered acceptable and one which would satisfy the requirement of following the appearance on the existing dwelling.

Roof Tiles

The increase in ridge height would see the requirement of additional roof tiles, proposed as crest double roman concrete tiles anthracite grey to match those on the existing. The proposed material specification is considered acceptable and one of which would visually respect the existing appearance of the host dwelling.

In light of the above assessment, it is considered the proposed material specifications are considered acceptable under the notion they do not give rise to any potential negative impacts to determinant of character within the surrounding settings or the application property itself. The development would ensure a satisfactory standard of design and would not give rise to any potential design concerns. As such, the proposals would comply with Policy DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the National Planning Policy Framework.

RECOMMENDATION

Grant Subject to Conditions

1. The permission relates to the following plans:

- SP LOCATION PLAN
- BP PROPOSED SITE PLAN
- 01 EXISTING FLOOR PLANS AND ELEVATIONS
- 02 REV C AMENDED PROPOSED 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 and the National Planning Policy Framework.

2. The development hereby approved shall be carried out in accordance with the submitted details of facing materials. For the avoidance of doubt, the approved materials are as follows:
 - Johnstones 1.5mm White Silicone Textured Render
 - Crest Anthracite Grey Double Roman Concrete Tiles
 - 65mm Ibstock Mixed Red Facing Textures Brick
 - Hollow Grained Grey UPVC Timber Effect Cladding

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any equivalent Order following the amendment, re-enactment or revocation thereof) prior to first occupation of the extension / building hereby permitted the windows on the first floor on the front elevation facing east on the two-storey side extension shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 3 of the Pilkington Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interest of amenity and in compliance with policy DM1 of 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 Chelsea Petrillo