

Application Number:	23/00811/HOUS
Location:	58 Lawnswood, Rochdale, OL11 3HB
Proposal:	Application of render to all external elevations, replacement of existing white window frames with anthracite frames and addition of split tile hanging to front elevation.
Applicant:	Mr Balal Ahmed
Case Officer:	Bob Melling
Recommendation:	Refuse

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?	Y

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 58 Lawnswood, a two-storey detached dwelling located along a cul-de-sac in Rochdale. The dwelling occupies a corner plot due to its position on the inside of a sharp bend in the highway. It is adjacent to no. 56 Lawnswood to the west, no. 60 Lawnswood to the south and faces north towards the highway. The dwelling is constructed in red brick, terracotta roof tiles and white uPVC frames. The front façade also includes a section of decorative stone cladding.

Description of Proposal

Permission is sought for the application of render to all external elevations, including the detached garage. The proposals also include the replacement of the existing stone cladding to the principal elevation with split tile hanging. The proposed split tile hanging would also be used on the single-storey outrigger to the principal elevation.

Relevant History

84/D16366 First Floor Extension To Side Of Dwellinghouse And Conversion Of Existing Garage To Lounge
Grant subject to conditions

84/D16401 Detached Double Garage

Grant subject to conditions

84/D17058 First Floor Extension To Rear Of Dwellinghouse
Grant

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties. 1 letter of support was received in response to the proposed development. The letter raised no concerns providing the render colour is of a neutral tone.

Policy

National

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

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

Paragraph 135 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 that development is “*sympathetic to local character.*” Paragraph

139 of the NPPF states, *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*

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.”* In addition, Section 5.1 of the SPD states that development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

The host dwelling lies within a relatively uniform street scene, where dwellings share a strong building style and materiality. Dating to the mid-to-late twentieth century, house types along Lawnswood consist of detached bungalows and two-storey houses and are constructed of regular built forms with gable roofs and either stone or weatherboard cladding to the front façade. In this respect, there is a symmetry and cohesive character of development in this location.

The proposed material palette would result in an incongruous visual appearance that would stand wholly at odds with the character and design values of the wider estate. While the use of split tile hanging to replace the existing stone cladding would likely be acceptable given the variety of uPVC and stonework visible in the street scene, it is not considered that the use of split tile hanging to the single-storey outrigger to the principal elevation would result in an acceptable appearance. The use of such a material as a decorative feature would likely be acceptable, however extensive use would not be in-keeping with the character of the host dwelling or street scene.

For the avoidance of doubt, no concerns are had with the use of anthracite window frames, with dark window frames a relatively common feature within the street scene.

Overall, it is considered that the use of render and split tile hanging would harm the character of the host property and surrounding street scene by removing an important visual aspect to the design of the host property. The render would unduly increase the prominence of the development from surrounding public vantage points and create a sense of visual imbalance with neighbouring properties.

As such the proposal would fail to meet the requirements for high quality design contained within Policies DM1 and P3 of the Rochdale Core Strategy. It would also be contrary to guidance contained within the Council’s Guidance and Standards for Residential Development SPD and the aspirations for high quality design as advanced in the NPPF.

Recommendation: Refuse

1. By virtue of the proposed materials, the development would constitute poor design and would be harmful to the character of the host property and wider street scene. The proposed development therefore fails to improve the

character and quality of the area, contrary to policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Informative:

For the avoidance of doubt, this Decision Notice relates to the following drawings:-

- Location Plan. Dated 05/12//2023
- Existing Elevations. Drg no. 18119-PL 03. Rev B
- Proposed Elevations. Drg no. 18119-PL 04. Rev C

Article 35 Statement

The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application.

	Date	Officer
Report Completed	15/01/2024	Signed: BM
Authorisation	17/01/2024	Signed: RC

Report Author Bob Melling