DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00025/AM	Mubeen Patel	31 March 2021

Address: 7 Abbott Street Rochdale OL11 3HT

Proposal: Section 73 application for minor material amendment to planning permission D49863 for changes to wall and roof materials including render to corners, and omission of bay windows and stone heads and cills.

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/a
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	N/a

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

RECOMMENDATION	REFUSE

CHECKED AND SIGNED OFF BY: DR **DATE: 15/04/2021**

SITE

This application relates to the side garden area of 7 Abbott Street in Castleton, Rochdale. The surrounding area consists of semi-detached properties to the front (east) and rear (west). To the north side is an access track. The area is characterised by two storey red-brick houses, both semis and terraces.

An application for the 'Erection of a Detached Two Storey Dwelling' referenced '07/D49863' was approved in October 2007 which followed the front building line of 5 and 7 Abbott Street. It should be noted that all conditions have been satisfied and works have recently re-commenced on site with brick coursing above ground level. A photo and letter on file show that a material start was made in 2010 by way of a small trench.

PROPOSAL

The application seeks to vary condition 2 (plans) of planning permission 07/D49863 through this Section 73 application for minor material amendments, the changes include;

- Stone heads and cills removed
- Bay window removed from front elevation
- Concrete slate effect tiles to be used rather than grey roof tile
- Rendered corners
- Tradesman heather brick for the walls rather than smooth red brick
- Insertion of a non-habitable room window in side elevation.

AMENDED PLANS

Amended plans have been received after significant concerns were raised by the Council in relation to the proposed changes to the roof by way of a gable front design, use of materials including render and the omission of stone detailing. Amended plans received show the original roof design retained. A reduction in render is also now proposed.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)
National Design Guide

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development
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

07/D49863 - Erection of Detached Two Storey Dwelling - Approved

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, no representations have been received.

ANALYSIS

Planning permission was granted for the erection of one dwelling on this site and this remains extant following commencement of the development.

The application site is positioned in the side garden area of No.7 Abbott Street which is a semi-detached property attached to No.5. The application property would be positioned in line with these dwellings and the distance between them would be approximately 1.5m. As such, the overall design of the proposed amendments should be considered in this context in relation to these immediate neighbouring dwellings. The original application approval took these properties into consideration and included similar features such as a bay window at ground floor, stone heads and cills and red smooth brick for the walls.

The proposed introduction of a non-habitable room window in the side elevation of the dwelling is acceptable and would not result in harmful overlooking. In relation to the proposed materials, the grey roof tile which was approved under the conditions discharge application would be similar to the proposed Concrete slate effect tiles proposed under this application and are therefore acceptable.

However, this proposal would omit the stone heads and cills and the bay window feature, and introduce a 'Tradesman heather brick' for the walls which is more of brown/ buff brick. In addition, render would be used in vertical sections along the corners of the dwelling. When taking into consideration the use of materials on neighbouring properties and those of the wider area, these are mainly all consistent in the use of red smooth brick which do not include render.

Give the details, the proposed amendments to the dwelling are considered of poor design and would result in unacceptable harm to the character and appearance of the street scene and the adjacent semi-detached dwellings through the unsympathetic design and use of materials, which would be appear incongruous due to its prominent position as an infill development in the context of the surrounding street scene. In addition, the replacement of the bay window by way of flat vertical window would not align with the window on the first floor due to its overly large size, a feature that would be at odds with the simplistic and traditional architectural style of the immediately adjacent semi's and would serve to detract from the visual quality of the properties.

Therefore, the proposed render and use of Tradesman heather brick' and omission of stone heads and cills and bay window would be unsympathetic in the context of the closest pairs of semi-detached dwellings No. 5 and 7 to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the dwelling and street scene. The application is therefore contrary to the requirements of Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016) and the National Planning Policy Framework.

Recommendation: Refuse

The proposed render and use of 'Tradesman heather brick' for the walls and omission of headers, cills and the bay window would be unsympathetic in the context

of the closest pairs of semi-detached dwellings No. 5 and 7 Abbott Street to the detriment of the character and appearance of the surrounding street scene. The design of the proposal would not constitute a satisfactory standard of design and would ultimately dilute the character that is present to an unacceptable extent and result in significant visual harm to the adajcent dwellings and street scene. It is thereby contrary to Policies DM1 and P3 of the adopted Rochdale Core Strategy, the National Design Guide and the National Planning Policy Framework.

Procedure 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. The amendments to the proposal failed to make the development acceptable and it was therefore not possible to approve the application.

Informative;

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

- Plans and Elevations 0010 Revision A
- Supporting Report – Proposed Materials Palette

Report Author Mubeen Patel