

Application Number:	23/01233/HOUS
Location:	597 Whitworth Road, Rochdale, OL12 6DH
Proposal:	Two storey side and rear extension with rear conservatory; application of external render to all elevations together with the erection of a 1.28m high front and part side boundary wall - Resubmission of 23/00060/HOUS
Applicant:	Mr & Mrs B Stansfield
Case Officer:	Sam Yuen
DETERMINATION DATE 08.01.2024	EXT OF TIME 03.04.2024
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?	N

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

Location

The application relates to no. 597 Whitworth Road, a two-storey redbrick detached dwelling located in a semi-rural setting in Healey. The dwelling lies in a corner plot at the junction with Burwell Close and is adjacent to no. 595 Whitworth Road to the south-east, adjacent to no. 603 Whitworth Road to the north-west, and faces the highway and open Green Belt land to the north-east. The rear boundary of the curtilage borders the side curtilage of no. 2 Burwell Close. The property is bounded by a low brick boundary wall and hedging to the front and side, as well as timber fencing to the rear. The dwelling is unique inasmuch as it is the only detached dwelling amongst a building line of terraced and semi-detached dwellings. The application site is elevated to the rear of the dwelling, where a detached garage is sited, providing vehicular access from Burwell Close.

Description of Proposal

Planning permission is sought for a two-storey side and rear extension, conservatory and erection of front and side boundary treatments, which formed the basis of a previously approved planning application (ref: 23/00060/HOUS). This resubmission seeks further permission for the full application of K-Rend white render to all elevations of the dwelling, alongside the addition of a first-floor window to the proposed side extension.

A supporting statement was submitted which states the proposed external works would be to thermally insulate the walls of the existing house, having explored other options such as insulation of internal face of the external walls and cavity wall insulation.

Relevant History

78/D06575 - Repositioning of amendments to approved house type & double garage
- Grant subject to conditions

22/01036/HOUS - Two storey side and rear extension with rear conservatory; 1.8m high front and part side boundary wall – Refuse

Officer's Comment:

- ❑ As a result of its siting, scale and design, the proposed two-storey extension would constitute an over-dominant and incongruous feature, to the detriment of the character and appearance of the original dwelling and the wider street scene at the junction of Whitworth Road and Burwell Close. In addition, as a result of its design and materials, the proposed boundary treatment would be contrary to the traditional and semi-rural character of this stretch of Whitworth Road. The proposed development is therefore contrary to the visual amenity aims of policies P3 and DM1 of the adopted Rochdale Core Strategy, the Council's 'Guidelines and Standards for Residential Development' SPD and the National Planning Policy Framework.

23/00060/HOUS - Two storey side and rear extension with rear conservatory and erection of 1.28m high front and part side boundary wall. Resubmission of 22/01036/HOUS – Grant subject to conditions

Township/Member comments

N/A

Consultee responses

Highways and Engineering

There have been a number of planning applications for this site and as with the previous applications the main highway concern is the proposed wall to be erected to the boundary of the property on Whitworth Road and Burwell Close.

The proposed wall may have an impact on the junction of Whitworth Road and Burwell Close by reducing the visibility of drivers entering Whitworth Road which could create a road safety issue. The existing boundary has a hedge of similar height to the proposed wall so visibility is already restricted and having checked accident data it appears that this reduced visibility has not resulted in any accidents at this junction over the last five years. It is also noted that current road marking have extended the stop line further out into Whitworth Road slightly improving visibility. Therefore although we have some concerns regarding the impact that the wall would have on visibility at the junction we feel that this alone would not sustain a valid reason for refusal.

It would appear that the extensions would have no current parking provision for this dwelling.

The existing servicing arrangements for the dwelling would not be affected by the development.

If the application was to be approved we would ask that the applicant submits a condition survey (including photographs) of the existing footway fronting the site prior to development so that a record is kept of the condition of the highway and that on completion of the development the footway is returned to its pre application condition by the applicant.

Taking into account the sites position on a busy junction of a classified road it may also be beneficial that the applicant produces a Construction Method Statement for approval.

Tree Officer

No comments received at the time of writing.

Representations

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

Policy

National

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

Sub-Regional

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. The following policies are relevant:

Policy JP-S1: Sustainable Development

Policy JP-P1: Sustainable Places

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 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.”*
- ❑ Policy JP-P1 of the Places for Everyone Joint Development Plan states development should, wherever appropriate, be consistent with distinctive places with a clear identity that respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.
- ❑ 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 development proposals should be *“in keeping with the host property and generally should be subservient to it.”*

- ❑ The design of the proposed extensions by way of its scale, massing, roof forms and window proportions has been considered in the Officer’s report of the previous submission (ref: 23/00060/HOUS) which is considered to be acceptable.
- ❑ The revised scheme proposes the full application of white render to all elevations of the dwelling and proposed extensions. Whilst the dwelling exists as a standalone detached dwelling, it is adjacent to a row of redbrick terraced dwellings to the south-east, and a row of redbrick semi-detached dwellings to the north-west which feature white render to the first-floor front elevation. Notwithstanding, the existing use of render along the building line is modest and redbrick remains the predominant materiality. The proposed application of render would materially alter the appearance of the host dwelling, creating a dwelling which appears incongruous and out of keeping with the building line, to the detriment of the character of the immediate street scene.
- ❑ The submitted supporting statement notes the proposed works would be to provide thermal insulation to the host dwelling without the loss of any internal floor space. In accordance with the NPPF the council gives significant weight to the need to support energy efficient and low carbon heating improvements to existing buildings. However this does not negate the need to ensure that proposals are visually attractive and are sympathetic to local character as set out in NPPF chapter 12.
- ❑ Whilst the supporting statement has considered other types of wall insulation, this consideration is not exhaustive and does not consider other means of improving the energy efficiency of the home which may be more sympathetic to the character and appearance of the building and its setting within the street scene. As such it is not considered that sufficient justification is provided to outweigh the harm caused. It is also noted that the approved works under the original permission would provide some energy efficient enhancements through the make-up of the external walls that would replace the majority of the north facing external walls of the existing house.
- ❑ The design of the proposal is therefore unacceptable and fails to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

- ❑ Protection of residential amenity is considered under Policy DM1 of the adopted Rochdale Core Strategy, which states development proposals should ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ The amenity impacts of the proposed extensions have been assessed under 23/00060/HOUS and is not considered to result in significant impacts to the neighbouring occupiers.
- ❑ The submitted revised plans indicate the addition of a first-floor bedroom window to the north-west facing side elevation which would be obscurely

glazed. This window is not considered to be the principal window to the proposed bedroom and access to natural light would be retained through the south-west facing window. On this basis, the proposed works would constitute a satisfactory standard of residential amenity for the host occupants and would be acceptable.

- ☐ The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with Policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

- ☐ Policy DM1 of the adopted Rochdale Core Strategy requires development proposals to *“provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location.”*
- ☐ The proposed boundary treatments have been assessed under 23/00060/HOUS and is considered to comprise a height which would not result in undue harm to highway safety.
- ☐ The submitted plans also indicate the retention of two off-street parking spaces to the rear driveway which would accord with the maximum standard of Appendix 5 of the adopted Core Strategy.
- ☐ The proposed parking arrangements are therefore acceptable in accordance with Policies T2 and DM1.

Recommendation: Refuse

- ☐ By virtue of its materiality and design, the proposed full application of render constitutes an unsympathetic and incongruous form of development which appears out of keeping with the adjacent dwellings along the building line, to the detriment of the character and appearance of the host dwelling and immediate street scene. The proposed development would not be well-designed and would therefore fail to accord with Policies DM1 and P3 of the adopted Rochdale Core Strategy, the Council's adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development', the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

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.

INFORMATIVES

For the avoidance of doubt, this Decision Notice relates to the following submitted plans:

- ☐ Location Plan – received 13/11/2023
- ☐ Existing Site Plan – Drawing No. 02 Rev. B received 13/11/2023
- ☐ Proposed Site Plan – Drawing No. 01 Rev. B received 13/11/2023
- ☐ Existing Floor Plans and Elevations – Drawing No. 09 received 13/11/2023
- ☐ Proposed Ground Floor Plan – Drawing No. 03 Rev. B received 13/11/2023
- ☐ Proposed First Floor Plan – Drawing No. 04 Rev. B received 13/11/2023
- ☐ Proposed North-east Elevation – Drawing No. 05 Rev. B received 13/11/2023
- ☐ Proposed North-west Elevation – Drawing No. 06 Rev. B received 13/11/2023
- ☐ Proposed South-west Elevation – Drawing No. 07 Rev. B received 13/11/2023
- ☐ Proposed South-east Elevation – Drawing No. 08 Rev. B received 13/11/2023
- ☐ Proposed Boundary Treatments – Drawing No. 10 Rev. B received 13/11/2023

	Date	Officer
Report Completed	03/04/2024	Signed: SY
Authorisation	03/04/2024	Signed: RG