**APPLICATION NUMBER: 20/01262/HOUS**

| **Application Number:** | **20/01262/HOUS** |
|---|---|
| **Location:** | 16 Leighton Avenue Littleborough OL15 0BW |
| **Proposal:** | Application of render to rear and side elevations alterations to fenestration on side and rear elevations after removal of porch to side elevation |
| **Applicant:** | Elliot & Jenny Russle |
| **Case Officer:** | Majid Mir |
| **Recommendation:** | **Grant subject to conditions** |

| **DELEGATION** | | |
|---|---|---|
| | **Applicant a Council Member or officer?** | **N** |
| | **Contrary to previous decision?** | **N** |
| | **Called in by Ward Member?** | **N** |

By indicating that the development proposal complies with relevant national and local policy and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the planning officer is taking into account the information submitted with the application, any previous relevant applications, observations during the site visit, any comments received in connection with the application and any other considerations which are material to the decision.

**Policy**

**National**
National Planning Policy Framework (NPPF) February 2019
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:
**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**

Not applicable.

**Summary of comments from neighbours, consultees and Planning Panel**

Letters of notification have been sent to neighbouring properties and no representations have been received.

**Assessment**

**Design and Visual Amenity:** Are the following acceptable?

| | |
|---|---|
| Impact on street scene, including subservience, terracing and building line | Y |
| Height and massing | Y |
| Facing materials and detailing | Y |
| Roof style | Y |
| Window proportions | Y |
| Bin storage | Y |
| Impact on trees | Y |

The application proposes to render the rear and side elevation of the host property. It is noted that the property already has cladding which is painted white on the dormer and the side elevation at first floor level. The adjoining property has painted the cladding brown. The render will not be obtrusive when viewed from the street scene.

Though properties on Leighbton Avenue are set at an elevated position, the render will not be clearly visible from Wodsworth Crescent due to the siting of the properites on Wodsworth Crescent and the trees within the curtilage of the property. The proposed render will have limited impact on the visual amenity.

The porch has no architectural value and is set towards the rear of the property and is not clearly visible from the street scene. The removal of the porch from the side elevation is considered acceptable.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Residential Amenity:** Are the following acceptable?

| | |
|---|---|
| Impact on privacy, light & outlook of neighbours (to sides, rear and front) | Y |
| Light and outlook of application property | Y |
| Remaining garden space of application property | Y |

The side elevation faces towards no. 20 Leighton Avenue. The removal of the porch and window on the side elevation of the host property, will have no negative impact on the amenity of no. 20, and will have some positive impact on the amenity of no. 20.

The proposal is therefore acceptable in terms of residential amenity and accords with policy DM1 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

**Highways and Parking:** Are the following acceptable?

| | |
|---|---|
| Impact on highway safety | Y |
| Parking provision | Y |

The proposal is therefore acceptable in terms of highways and parking and accords with policy T2 and Appendix 5 of the adopted Rochdale Core Strategy and the NPPF.

**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, proposed block plan, existing plans, existing elevations, proposed plans, proposed elevations and 3D image. Drawing no: 6383_OL15 0BW_1

   and the development shall be carried out in complete 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. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

**Article 35 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.

| | **Date** | **Officer** |
|---|---|---|
| **Report Completed** | 11/11/20 | Signed: MM |
| **Authorisation** | 23/11/2020 | Signed: KN |

Report Author Majid Mir