

Application Number:	24/00298/HOUS
Location:	13 Shaftesbury Drive, Heywood, OL10 2PH
Proposal:	Application of render to all elevations
Applicant:	Mr JAN GUZEJ
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. 13 Shaftesbury Drive, a two-storey detached dwelling located in a residential area of Heywood. The dwelling faces the highway to the north, is adjacent to no. 11 Shaftesbury Drive to the east and no. 15 Shaftesbury Drive to the west. The rear boundary of the curtilage borders the rear garden of no. 2 Winchester Avenue. The dwelling is constructed in red brick.

Description of Proposal

Permission is sought for the application of white silicone render to all external elevations.

Relevant History

08/D51047 Single Storey Front Extension And Two Storey Side/Rear Extension To Dwelling - **Grant STC**

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to surrounding properties and no representations were received in response to the proposed development.

Policy

National

National Planning Policy Framework (NPPF) – December 2023
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:

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 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 JP-P1 of the Places for Everyone Joint Development Plan (PfE) requires new development to be distinctive with a clear identify that: *“Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.”*

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

The proposed application of white render to all elevations would result in an incongruous visual appearance that would stand wholly at odds with the character and design values of the surrounding street scene. Whilst it is noted that there are groups of properties further along Shaftesbury Drive that have render, this appears to be an original design feature, with the render applied only at first floor level to the front and partly to the sides. Moreover, these properties are not seen in the same context as the application property, which is flanked by dwellings constructed using similar brickwork.

Overall, it is considered that the use of render 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 dwelling 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 and Policy JP-P1 of PfE. 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 render, the development would constitute poor design and would be harmful to the character of the host property and surrounding 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, JP-P1 of the Places for Everyone Joint Development Plan, 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 22/03/2024
- Existing Site Plan. Dated 25/04/2024
- Proposed Site Plan. Dated 25/04/2024
- Existing Elevations. Dwg no. 00007
- Proposed Elevations. Dwg no. 00008
- Floor Plans. Dwg no. 00009

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	23/07/2024	Signed: BM
Authorisation	07/08/2024	Signed: TH

Report Author Bob Melling