

APPLICATION NUMBER: 23/01200/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/01200/FUL	Michael Atkinson-Smith	18 January 2024

Address: Various Properties On Croftgates Road And 48 Boardman Lane,
Middleton M24 4PF

Proposal: Replacement of existing porches with new insulated porches and
alteration to existing front elevations

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	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
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT Subject to Conditions
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CHECKED AND SIGNED OFF BY: RK

DATE: 18/01/2024

SITE

The application relates to the following residential dwellings in the settlement of Rhodes within the township of Middleton:

- Nos. 26, 28, 33, 43, 49, 51, 53, 55, 59, 63, 67 and 71 Croftsgate Avenue.
- 48 Boardman Lane

The dwellings are of a mid-20th century construction, generally including blocks of terraces and formed from brickwork including detailed decorative elements. No 48 Boardman Lane is a semi-detached dwelling with a pebbledash rendered finish.

PROPOSAL

Planning permission is sought for a scheme of works to retrofit the application properties to improve energy efficiency, including the replacement of porches and the provision of external wall insulation which would be finished in render and brick effect render as indicated on the submitted drawings.

Porches on Croftsgates road would be topped with a flat roof finish, whilst on Boardman Lane the porch would be finished topped with Double Roman roof tiles.

Windows and doors would be replaced throughout, with the new installations to be formed of black uPVC.

RELEVANT PLANNING POLICY

National Guidance

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

Adopted Rochdale Core Strategy (CS):

SO2	To create successful and healthy communities
C3	Delivering the right type of housing
SO3	Improving design, image and quality of place
P1	Improving image
P3	Improving design of new development
SO4	Promoting a greener environment
G2	Energy and new development
G3	Renewable and low carbon energy developments
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

None of relevance.

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification were sent to surrounding properties. One neutral representation was received not relevant to the determination of the application.

ANALYSIS

Principle of development

Paragraph 157 of the NPPF sets out that the planning system should support the transition to a low carbon future in a changing climate by shaping places in ways that contribute to radical reductions in greenhouse gas emissions and encouraging the reuse of existing resources, including the conversion of existing buildings.

Policy G2 of the Core Strategy sets out that reducing carbon emissions from new buildings will not only help to tackle climate change, it will also help to alleviate fuel poverty in the borough and contribute to the country's fuel security. This policy sets out an energy hierarchy with demand reduction forming the base, seeking to achieve the maximum possible reduction in demand for energy through building design, with allowable solutions at the top of the hierarchy, which covers retrofitting existing buildings.

Policy C3 of the Core Strategy seeks to deliver the right types of homes, well designed and built to appropriate densities, to meet the overall needs and aspirations of the borough, requiring a high standard of design and layout that produces attractive places and takes account of energy efficiency and climate change.

The application proposes the retrofitting of housing stock that is currently operated by Rochdale Boroughwide Housing, a mutual housing society that provides social rented housing across the borough. The scheme has been designed to assist in with guarding against high fuel prices and poor energy efficiency performance.

On the basis that the proposed scheme of works would drastically improve the energy efficiency of existing dwellings, the proposed works are considered to be acceptable in principle, and in accordance with Policies C3 and G2 of the adopted Core Strategy and the National Planning Policy Framework.

Impact on character and appearance

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit, and can also improve health, safety and the environment and reduce long-term costs. Furthermore, Paragraph 135 of the National Planning Policy Framework states that planning decisions should ensure that developments 'will function well and add to the overall character of the area' and 'are visually attractive as a result of good architecture'.

The application buildings are of a mid-20th century construction that are constructed from brick but variously include later additions including unattractive uPVC porches. The works to replace the porches with more substantial rendered versions and apply external insulation comprising brick slips is considered to result in an overall positive impact on the character and appearance of the area. The impact of the development is that altered properties would stand out from the remainder resulting in the dilution of tenure blindness across the area. However, this is somewhat unavoidable for such schemes and the benefits of increased energy efficiency are considered to outweigh this harm.

On this basis, subject to a condition requiring details of materials to ensure they are appropriate for their context, the application is considered to enhance the overall character and appearance of the area and would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Other matters

The application does not propose any development that would impact surrounding residential occupiers by way of overshadowing, overbearing impact or loss of privacy.

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:-

- 231335 08 P1 – Proposed Site Plan – Croftgates Road

- 231335 09 P1 Existing and Proposed Block Elevations
- 231335 01 Existing Typical Plans Elevations and Location Plan
- 231335 02 P2 Typical Plans Elevations and Sections
- 231335 03 P2 Boardman Lane Existing Plans and Elevations
- 231335 04 P2 Boardman Lane Proposed Plans and Elevations
- 231335 05 P1 Boardman Lane Proposed Sections
- 231335 07 P1 Existing Site Plan Croftgates Road

and the development shall be carried out in 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. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

Procedure 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.

Notes for Applicant: