

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

23/01215/FUL

CASE OFFICER

Michael Atkinson-Smith

DETERMINATION DATE 22.03.2024 **EXT OF TIME** 05.04.23

Address: 2-36, 38-72, 1-7, 13-23, 37-39 and 41-55 Cedar Avenue Heywood OL10 4TN

Proposal: Demolition of existing porches to 56 dwellings and erection of replacement porches

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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?	N

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

CHECKED AND SIGNED OFF BY: RG

DATE: 05 April 2024

SITE

Cedar Avenue is a street to the north of Heywood town centre. The proposed porch redevelopment scheme relates to a total of 56 dwellings. Forty nine of these dwellings are owned by Rochdale Boroughwide Housing, specifically the following properties; 2, 3, 4, 5, 6, 7, 8, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26, 28, 32, 34, 36, 37, 38, 39, 40, 41, 42, 44, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 58, 60, 62, 64, 66, 68, 70. The remaining seven are in private ownership – specifically no.s 1, 10, 23, 30, 43, 45 and 72.

The dwellings consist of two storey brick built terraced houses dating from the middle of the twentieth century. At some later date, lightweight render and uPVC porches have been added to the houses, such that two adjacent properties share a single porch structure. These porches are beginning to deteriorate, and it is understood that some have developed structural problems.

PROPOSAL

Planning permission is sought for the demolition of the existing porches, followed by their replacement with new porch structures of a similar height and footprint. The design of the new porches deliberately mimics their current visual appearance, so as to ensure that the overall street scene remains consistent. However the proposals involve using more robust materials for the replacement structures. Specifically the current rendered lightweight fabric will be replaced with insulated cavity wall construction. This will be more in keeping with the materials used in the houses themselves, and will provide a more sustainable long term solution for the residents.

Where porches in private ownership form a shared structure with an adjacent RBH house, the client intends to renew both in tandem – subject to agreement with the owner. Where shared porches are both in private ownership, no renewal works will take place (note that this applies to no.s 9, 11, 33 and 35 only).

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

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

Highways – No objection.

REPRESENTATIONS

Letters of notification were sent to surrounding properties, a site notice displayed in the vicinity and an advertisement published in the local press. No representations have been received.

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 it with guarding against high fuel prices and poor energy efficiency performance.

On the basis that the proposed scheme of works would 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 have been later added to in the form of rendered shared porches with uPVC window framework. The works to replace the porches with more robust versions in brickwork and concrete tiles to match the host dwellings. This will have a positive impact on the affected dwellings and the character and appearance of the area. Only a limited number of dwellings on Cedar Avenue would not benefit from the proposed works by virtue of being in private ownership, but given the overall form of the replacement porches would remain unchanged, any potential harm would be limited and localised.

Given the scale of the proposals and number of properties involved, a condition requiring agreement to the proposed materials is recommended.

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. Amenity standards are therefore in accordance with adopted Rochdale Core Strategy policy DM1, the Residential Development SPD and the NPPF.

The overall site is level, however the existing porches typically have a step of around 170mm at the entrance. Two of the existing houses are also served by ramped approaches. The new porches will replicate the current access arrangement in all instances. No objection has been received from the Highways Authority. The application therefore accords with adopted Rochdale Core Strategy policies DM1 & T2 and the NPPF.

The existing porches are served by a single downpipe which feeds into a gully adjacent to the porch. The same configuration will be adopted by the new structures. No change the existing drainage is therefore proposed and the matter does not need to be assessed in the planning balance.

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:-

- 231336/01P3 – Existing and Proposed Elevations 1 of 3
- 231336/02P3 – Existing and Proposed Elevations 2 of 3
- 231336/03P3 – Existing and Proposed Elevations 3 of 3
- 231336/04P1 – Existing and Proposed Porch Details
- 231336/05P2 – Existing and Proposed Site Plan

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.