

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00040/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 09.04.2025 **EXT OF TIME** 25.04.2025

Address: 8 Upton Close Middleton M24 1PG

Proposal: Application of white K-render to the front elevation together with the replacement of the front white UPVC windows with grey UPVC windows

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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?	N

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

RECOMMENDATION

GRANT subject to conditions.

CHECKED AND SIGNED OFF BY: TH **DATE:** 24/04/2025

SITE

The site is located at 8 Upton Close, this is a detached bungalow located in the corner of the cul de sac. The site benefits from off street parking, a small front garden and rear garden.

The existing bungalow is finished in red brick with some cladding on the front elevation. The area is characterised by similar bungalows and is within the Defined Urban Area.

PROPOSAL

The application seeks to render the front elevation of the bungalow and replace the existing windows with UPVC windows. The existing front elevation consists of brick and some cladding.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) December 2024

National Planning Practice Guidance (NPPG)

Places For Everyone

JP-P1 Sustainable Places

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

DM1 General Development requirements

SO1 Delivering a more prosperous economy

SO3 Improving design, image and quality of place

P1 Improving image

P3 Improving design of new development

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

PREAPP/00107/24 - Proposal to K Render in white the front elevation of brick property and replace white UPV windows with grey UPVC windows.

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

Letters of notification have been sent out to surrounding neighbours. No comments have been received.

ANALYSIS

Principle of Development

The site is located within the Defined Urban Area as designated under the Proposals Map of the UDP (Policy G/D/1). In principle the proposed development is likely to be acceptable, subject to all further relevant planning considerations, assessed below.

Design

Paragraphs 131 and 135 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is largely reflected within Policies DM1 and P3 of the Council's adopted Core Strategy, which requires development proposals to demonstrate high quality design. The National Planning Policy sets out in paragraph 139 that development that is not well designed should be refused.

The proposed development consists of rendering part of the front elevation with white K- Render and replacing the existing windows with grey UPVC windows. The existing bungalow consists of red brick and some timber cladding on the front elevation. This matches the bungalows in the street scene. Through the application process the amount of render on the front elevation has been reduced.

The site is located in the corner of the cul-de-sac and the proposed development will be seen from the highway, on balance due to the reduction in render the proposed development is considered an improvement.

It is noted within the immediate street scene there is only one bungalow with render on the front elevation, no.2 Upton Close. There is no record of planning permission for this development. This should not be used to set a precedent for poor design.

Due to the rest of the front elevation being retained the extent of render proposed is considered acceptable. However, it is noted that once the addition of render is approved and implemented, additional render could potentially be added under permitted development rights. This could potentially result in a significant and harmful change to the appearance of the building. To ensure this does not happen and a high quality of design is maintained, a condition can be added to control the further addition of render.

The proposed grey UPVC windows are considered acceptable. The garage door is being replaced with a new door and this is considered acceptable.

As such, the proposal complies with Policy DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Amenity

Paragraph 135 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users. Further to the above are the considerations of the Council's Supplementary Planning Document (SPD) 'Guidelines and Standards for Residential Development' which states that new developments *"should be carefully designed to protect the amenity of the occupants of adjoining properties."*

The proposed development will not have an impact on neighbour amenity as the location of the windows are not changing. There are no internal alterations proposed, occupier amenity will not be impacted.

As such, it is considered that the proposals would comprise a good standard of amenity for future occupiers and surrounding occupiers and accords with the

requirements of Policies DM1 and P3 of the adopted Core Strategy and the National Planning Policy Framework.

Highways

Policy DM1 states that all development proposals should provide satisfactory vehicular access with adequate parking, manoeuvring, and servicing arrangements taking into account of the proposed use and location. Paragraph 116 of the National Planning Policy Framework states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety.

The proposed development will not have an impact on the highway and is considered acceptable.

The proposal accords with the requirements of Policies T2 and DM1 of the adopted Core Strategy and the National Planning Policy Framework

RECOMMENDATION

GRANT subject to 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 and document:

- Location Plan
- Proposed – Plan, Elevations DG.02 Rev A

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. Notwithstanding the provisions of Schedule 2, Part 1, Class A, of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any equivalent Order following the revocation and re-enactment thereof, no additional rendering shall be added to the exterior of the property under Schedule 2, Article 3, Part 1, Class A except with the prior written approval of the Local Planning Authority.

Reason: To maintain a high standard of design and retain the character of the area. To comply with policy DM1 and P3 of the adopted Rochdale Core Strategy, the adopted Supplementary Planning Document 'Guidelines and Standards for Residential Development' and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental

conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Aimee Bovaird