

Report to Planning and Licensing Committee



Date of Meeting	30 th May 2018
Portfolio	Councillor Daalat Ali Cabinet Member for Planning & Housing
Report Author	Michael Atkinson-Smith
Public/Private Document	Public

Application: 17/00687/HOUS	Township: Rochdale	Ward: West Middleton
Appeal reference: APP/P4225/D/17/3189640		
Site Address: 207 Fairfield Road, Middleton M24 4FQ		
Proposal: External render to front, side and rear elevations and demolition of existing and erection of replacement detached garage within rear garden		
Applicant: Mr Sajid Majid		Agent: James Campbell Associates
Decision level: Delegated		
Planning Inspectorate Decision: Part approved, part dismissed 5 th April 2018		
<ul style="list-style-type: none"> - The application was refused due to the effect of the proposed application of a rendered finish to a brick built dwelling on the character and appearance of the area, including the effect on the setting of the All Saints and Martyrs Church, a Non-Designated Heritage Asset. - The Inspector agreed that the use of a rendered finish would be in marked contrast to the brick finish on the properties on this part of Fairfield Road, and would result in a disjointed appearance to the pair of semi-detached properties as each would be of a notably different finish. The prominence of the appeal property on the street scene due to its siting adjacent to open space was noted. - The Inspector did not agree, however, that the application of a rendered finish on the appeal dwelling would affect the significance of the All Saints and Martyr's Church due to its scale, modern construction and separation by open space and Wood Street, despite the side elevation facing towards the church. - The appeal was nonetheless dismissed insofar as it related to the rendering of the appeal property due to the impact on the character and appearance of the building and the area. - The LPA did not dispute the acceptability of the replacement garage and its rendered finish given the existing garage utilises a similar materials treatment. - The appeal was therefore allowed insofar as it related to the replacement garage and planning permission was duly granted subject to a condition requiring samples of all external facing materials to be submitted and approved in writing by the LPA. 		