

Report to Planning and Licensing Committee



Date of Meeting	18 March 2021
Portfolio	Councillor John Blundell, Cabinet Member for a Thriving Economy
Report Author	Ryan Killeen
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<b>Application:</b> 20/00441/HOUS	<b>Township:</b> Middleton	<b>Ward:</b> South Middleton
<b>Appeal Reference:</b> APP/P4225/D/20/3259195		<b>Decision level:</b> Delegated
<b>Site Address:</b> 4 Boardman Fold Close, Middleton, M24 1PX		
<b>Proposal:</b> Erection of two storey side extension and single storey rear extension following demolition of existing garage, entrance porch and store; along with part application of render and alterations to fenestration of existing dwelling (part retrospective)		
<b>Applicant:</b> Mr & Mrs Stott		<b>Agent:</b> Miss Rebecca Beardsley
<b>Planning Inspectorate Decision:</b> Appeal Dismissed – 18 February 2021		
<ul style="list-style-type: none"> <li>– Preliminary matters included an agreement between the appellant, the appeal Officer and the LPA for the appeal to proceed on the basis of an amended plan that better reflected the intentions of the applicant and the refusal reason of the LPA.</li> <li>– The application was refused due to the impact the proposal would have on the character and appearance of the host dwelling and wider area as a result of the application of render to the entire front and rear elevations. This was considered contrary to the Council's <i>Guidelines and Standards for Residential Development</i> SPD, policies DM1 and P3 of the Rochdale Core Strategy and the NPPF</li> <li>– The appeal Officer noted the consistent finish of dwellings on Boardman Fold Close, with houses constructed from facing brick and where render is used, it is used sparingly and generally limited to the first floor.</li> <li>– The Officer considered the amount of render proposed to leave little brickwork exposed and the property would appear unduly prominent within the street scene.</li> <li>– The Officer considered the provided examples of rendered properties in the area as incomparable to the appeal scheme as they related to different house types, or included less render than the appeal scheme, and nonetheless, would not justify the harm caused by the appeal scheme.</li> <li>– The inspector concluded that the proposal would harm the character and appearance of the host dwelling or local area and would therefore not be in accordance with Policies DM1 and P3 of the Rochdale Adopted Core Strategy 2016 which seek to ensure development respects context where it is positive having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general.</li> </ul>		