

Application Number:	2013/0197	Application Type:	Full
Proposal:	Application of render to front and rear elevation of house	Location:	4 Richmond Avenue, Haslingden
Report of:	Planning Unit Manager	Status:	For Publication
Report to:	Development Control Committee	Date:	23 July 2013
Applicant:	Mr L Paul	Determination Expiry Date:	2 July 2013
Agent:			

Contact Officer:	Paul Talbot	Telephone:	01706-238637
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REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	
Member Call-In Name of Member: Reason for Call-In:	
3 or more objections received	<input checked="" type="checkbox"/>
Other (please state):	

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights:-

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. RECOMMENDATION

That Permission is granted, subject to the Conditions set out in Section 10.

2. SITE

The application relates to a two storey detached house situated on the corner of Richmond Avenue and Hill Rise, that forms part of a wider residential estate.

It and the house on its north side (6 Richmond Avenue) are set back 5m from the highway and of similar design - both have a gable that faces the highway and are of brick construction, under a concrete tiled roof. It has an attached flat roofed garage to its south

side and a canopied entrance to the front. Beyond the rear boundary of the applicant's property is a single storey electric sub-station and rear garden of 1 Hill Rise.

Although this house type has been used elsewhere on the estate, there is a mix of house types, including houses with side-facing gables and bungalows, some that incorporate white UPVC cladding (mainly at first floor on the front elevation and/or gables) and a small number have had a rendered finish applied.

The land is within the Urban Boundary, as designated by Policy 1 of the RBC Adopted Core Strategy DPD (2011).

3. RELEVANT PLANNING HISTORY

None since construction.

4. PROPOSAL

The applicant seeks permission to apply a chalk coloured rendered finish to the front and rear elevation of the house. The applicant separately intends to create a porch in the canopied area to the existing front door; the latter is considered to be permitted development.

In support of the application the applicant explains that there are numerous parts of the property where the faces of the brickwork at the front and rear have "blown" leaving the remainder exposed to the elements. The applicant considers this process will continue unless action is taken leading to the building being vulnerable to dampness.

The applicant states that they have considered the alternative of replacing the defective bricks, but this does not provide for a practical weather proofing solution and upon investigation, the applicant has indicated a match of bricks is not possible and would lead to a patchwork appearance.

This proposal form part of modernization work intended by the applicant.

The applicant has sought to support the application by providing photos of other properties in the vicinity that are clad or have a rendered finish.

5. POLICY CONTEXT

National

National Planning Policy Framework (2012)

Section 7 Requiring Good Design

Development Plan Policies

Rossendale Core Strategy DPD (2011)

AVP 2: Strategy for Bacup, Stacksteads, Britannia and Weir

Policy 1 General Development Locations & Principles

Policy 23 Promoting High Quality Design and Spaces

Policy 24 Planning Application Requirements

6. CONSULTATION RESPONSES

None

7. NOTIFICATION RESPONSES

To accord with the General Development Procedure Order a site notice was posted on 08/01/13 and 5 neighbours notified by letter on 20/12/12.

Three letters of objection have been received that makes the following points :

- That whilst refurbishment of the longstanding empty property is required, refurbishment needs to be sympathetic.
- This proposal will completely and irreversibly alter the visible fabric of the building a prominent position and would create an adverse impression as you enter the estate.
- The proposal would be out of keeping in relation to other properties including those adjoining as the materials and colour chosen are ill matched to the general character of the area - brick and mortar replacement should be used.

8. ASSESSMENT

The main considerations of the application are:

1) Principle; 2) Visual Amenity 3) Neighbour Amenity

Principle

The property is within the Urban Boundary and a proposal which results in a long empty property being brought back into use should be supported. As such, the proposal is considered acceptable in principle.

Visual Amenity

It is acknowledged that the predominant character of housing in the area is brick, notwithstanding the fact there are a number of examples of the use of render or white UPVC cladding in the vicinity. Officers have outlined to the applicant the concerns of objectors in relation to the use of render and the colour of render proposed in the initial application.

Officers asked the applicant to consider a revision to their proposals so that elements of brick are introduced into the front elevation. The applicant has agreed to the suggestion and has clarified that the colour reference of render identified in the initial application was an error.

The applicant has put forward two possible revisions. Proposal 1 which shows the property to be rendered in Weber “chalk” coloured render with 1 and a half brick width of brick extending up the front corners of the main body of the house (in line with the width of the protruding area of houses opposite) and to each side of the garage door. Proposal 2 is similar to Proposal 1 but rather than rendering the porch proposes brick cladding.

The applicant has also submitted information indicating the cost of rendering to be £3,780 against a re-build cost of £9670. They also advise the revisions will add to the costs of the modernisation work intended but that these additional costs are modest enough that they can be accommodated.

Officers having considered both options put forward and consider Proposal 1 is preferable due to the way the different material elements come together in a more balanced appearance. Overall, Officers are of the view that the proposed revisions in Proposal 1

reduce the impact of the use of the render and consider the reintroduction of brick elements are sufficient to show regard has been had to the general character of the area so that it is now acceptable in visual amenity terms.

Neighbour Amenity

There would be no impacts on light, privacy or outlook of any residents in the locality.

9. SUMMARY REASON FOR APPROVAL

The proposed works are acceptable in principle and would not detract to an unacceptable extent from visual and neighbour amenity. The scheme is therefore considered to accord with the National Planning Policy Framework, and Policies 1, 23 and 24 of the Council's adopted Core Strategy DPD (2011).

10. RECOMMENDATION

Approve

CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: To accord with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2) The development shall be carried out in accordance with the submitted application forms, plans and supporting details received on the 7th May 2013 and proposal 1 contained in correspondence received 11/07/13 by the Local Planning Authority, unless otherwise required by the conditions below or first agreed in writing by the Local Planning Authority.
Reason: To accord with the permission sought.
- 3) Notwithstanding what is shown on the approved plans no development shall take place until samples of the facing materials have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
Reason : In the interests of visual amenity, in accordance with Policies 1 and 24 of the Council's adopted Core Strategy DPD (2011).