



Appeal Decision

Site visit made on 26 March 2024

by F Rafiq BSc (Hons) MCD MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 April 2024

Appeal Ref: APP/P4225/W/23/3333169

887 Manchester Road, Rochdale OL11 2ST

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Shayan Zarepour against the decision of Rochdale Metropolitan Borough Council.
 - The application Ref is 22/01559/FUL.
 - The development proposed is the partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shopfront, application of render to front elevation, removal of render to rear and removal of doorway.
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Decision

1. The appeal is allowed and planning permission is granted for the partial change of use of ground floor to create extension to dwelling (Use Class C3), single storey rear extension to existing hairdressers (Use Class E), installation of new shopfront, application of render to front elevation, removal of render to rear and removal of doorway at 887 Manchester Road, Rochdale, OL11 2ST in accordance with the terms of the application, Ref 22/01559/FUL subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan and Proposed Plans and Elevations (Drawing No: 71-04/02 Rev P1).
 - 3) No development above floor slab level shall take place until details and samples of all proposed external facing materials, to include a method statement for the removal of the render, have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples/method statement.

Preliminary Matters

2. A revised National Planning Policy Framework (Framework) was published in December 2023. The Council also adopted the Places for Everyone Joint Development Plan in March 2024. I have had regard to these in reaching my decision.
3. I have utilised the description of development from the decision notice in my above heading as this more comprehensively describes the appeal development.

4. Amended plans were provided with the appeal which reduced the projection of the single storey rear extension to allow for refuse storage within the site's boundary. Although these were not provided to the Council before making its decision, they have had the opportunity to comment on the amended plans. I am therefore satisfied that it would not prejudice interested parties and consequently, I have accepted the amended plans and determined the appeal on this basis.

Main Issue

5. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

6. The appeal site comprises of a mid-terrace property that is sited to the edge of the footway on Manchester Road. To the rear, the appeal property, as well as others on this terrace have open yard areas that lead on to Newchurch Place, a private, unadopted highway. The built form comprising of terraced properties, the narrow streets in the area as well as the limited outdoor areas contributes to a tightly built-up urban character.
7. The projection of the rear extension has been reduced from around 3m to 2.55m to allow for the storage of refuse bins within the curtilage of the property. The Council has confirmed the acceptability of this, and as the bins would be set against and seen against the proposed rear extension, they would not result in unacceptable visual clutter.
8. The Council has raised no concerns on other aspects of the development, and, I also have no reason to find that they would be harmful to the character and appearance of the area.
9. I therefore conclude that the proposal would not have an unacceptable effect on the character and appearance of the area. As such, there would be no conflict with Policies DM1, P2 and P3 of the Rochdale Adopted Core Strategy, which seek, amongst other matters, high quality design and development that protects and enhances the borough's character.

Other Matters

10. As a refuse bin storage area would be provided within the boundary of the property, there would be no harmful impact on access or servicing to neighbouring properties. The appeal site is situated in the Castleton (South) Conservation Area, but there are no heritage concerns arising from the appeal development.
11. I note concerns in relation to poor communication and delays in the processing of the application subject of this appeal, as well as those relating to the submission of the revised plans. These matters do not however have a bearing on the planning merits of the case.

Conditions

12. I have considered the suggested conditions, having regard to the six tests set out in the Framework. I have attached a materials condition in the interests of ensuring the development's acceptable appearance. As the proposal includes the application of and removal of render, I consider it necessary for this

condition to require the submission and agreement of material details/samples, as well as a method statement relating to the removal of the render, rather than requiring materials to match those on the existing building as suggested by the Council.

Conclusion

13. I conclude, for the reasons given above, having considered the development plan as a whole, the approach in the Framework and all other relevant material considerations, the appeal is allowed.

F Rafiq

INSPECTOR