

12 South Parade, Rochdale of Havana Burgers and Shakes

Planning statement

27/06/2023

Introduction

Applicant takes over in 2019 a run down retail property in a run down parade of shops and offices photo evidence of condition at that point is contained within the Heritage statement. Includes a large overhanging canopy and aluminium framed glazed frontage and external shutter.

The applicant demolished the out of character canopy and set about replacing like for like shop front, applicant is informed of a Street scene enhancements planned by Rochdale development agency as documented in planning application 20/00817/FUL

Rochdale development agency replaced the shop frontage in 2021 with the applicants consent.

Applicant submitted a Full application 20/00594/FUL after 12 months of lack of application progress due to Covid a request was made by Rochdale MBC planning dept to withdraw this application in 2022 because documentation within the application had become out of date.

New updated reporting was procured by the client and a Resubmission application 21/00187/FUL was registered on 25 /10/ 2021 and subsequently refused.

Reasons:

1 By reason of the scale, design and siting of the proposed ventilation flue, the proposal would have an unacceptable impact on the character and appearance of the area, and would result in less than substantial harm to the Rochdale Town Centre Conservation Area, which is not outweighed by public benefits. The proposal is therefore in conflict with policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

2 By reason of the enclosed and overbearing access to the rear entrance of the second floor apartment, the proposal would not provide an acceptable level of amenity for future occupiers, in conflict with policy DM1 of the adopted Rochdale Core Strategy, the Council's Guidelines and Standards for Residential Development SPD and the National Planning Policy Framework.

3 Due to the absence of appropriate arrangements for the storage of waste bins within the site, the proposed development would be likely to lead to bins being stored on the footway adjacent to Fleece Street, to the detriment of pedestrian safety and visual amenity. The proposed development is therefore contrary to policies P3, T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

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- local context, --- The existing office unit sits within a mixed retail \ office parade within the Rochdale town centre area.
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- the need for the proposed development, - The existing unit previously used for offices \ public advice centre had was empty for several years and was dilapidated and neglected.
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- National, regional and local planning policies. -- National guidelines state this change of use is permitted development subject to Prior Notice, with the extension and flue equipment we are seeking to gain approval of all elements.
- No emerging policies are considered relevant
- The inclusion of the toilet extension and flue, material considerations that have taken into consideration and resulted in a combined full application.

Planning policy weight

This planning statement generally aims to demonstrate that the proposal is in accordance with all policies.

Material considerations

- the planning history previous designation offices, surplus of office accommodation now exists within the town centre.

The planning balance

Given a surplus of small office development space availability with better DDA accessibility to ground floor pavement and also upper floors locally.

The change of use gives renewed potential for the property and offers a quality food café option at this location.

Havana Burgers and Shakes are a well established Café provider across 3 local towns, offering high quality food and hygiene from a trained management and staff.

The development will generate Local and National tax revenues via rates, employment taxes and business licenses etc.