

Supporting Statement

69 -71 Halifax Road

Rochdale

OL12 9BA

Proposal: Change of use of ground floor to hot food takeaway (Sui Generis) and HMO (Class C4) with a maximum of 3 bedrooms, including single storey rear extension, alterations to fenestration on front, rear and side elevations including installation of shop front to hot food takeaway unit and new extraction flue on side elevation (part retrospective).

April 2024

Belal Rashid Technical Architecture

Office 12
Victoria Street
OL9 OHB



CONTENTS

Page

- 1. INTRODUCTION - 2
- 2. SITE AND SURROUDINGS - 3
- 3. PROPOSED DEVELOPMENT - 6
- 4. HISTORY- 7
- 5. PREVIOUS USE AND JUSTIFICATION FOR HOUSING - 8
- 6. CONCLUSION -13

Prepared by: BRTA.

E-mail: Belal.brta@outlook.com

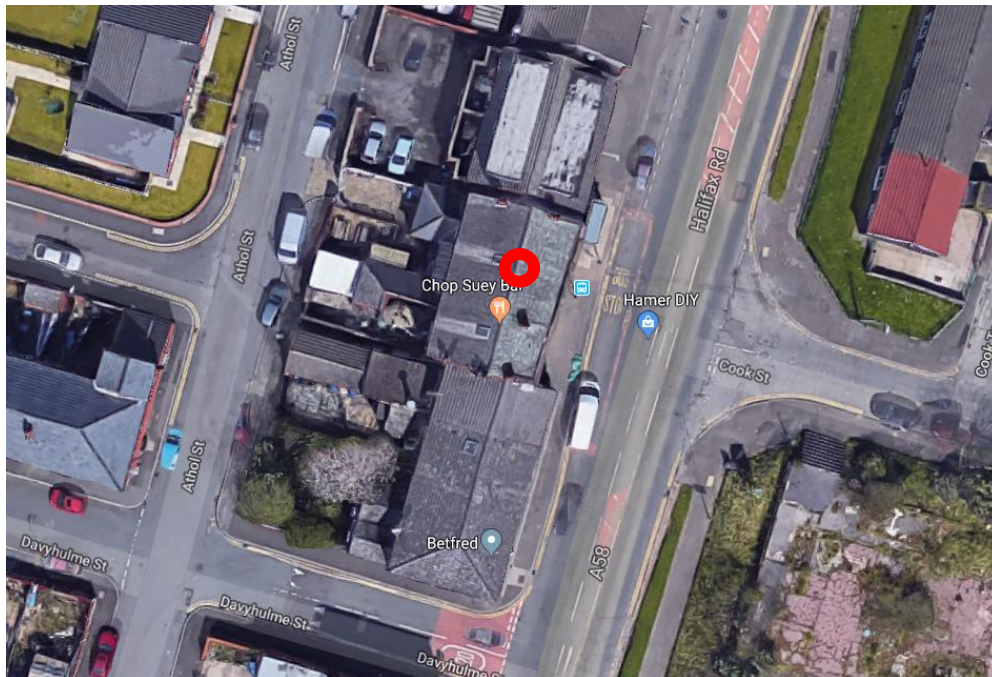
Tel: 07794 529361

1.0 INTRODUCTION

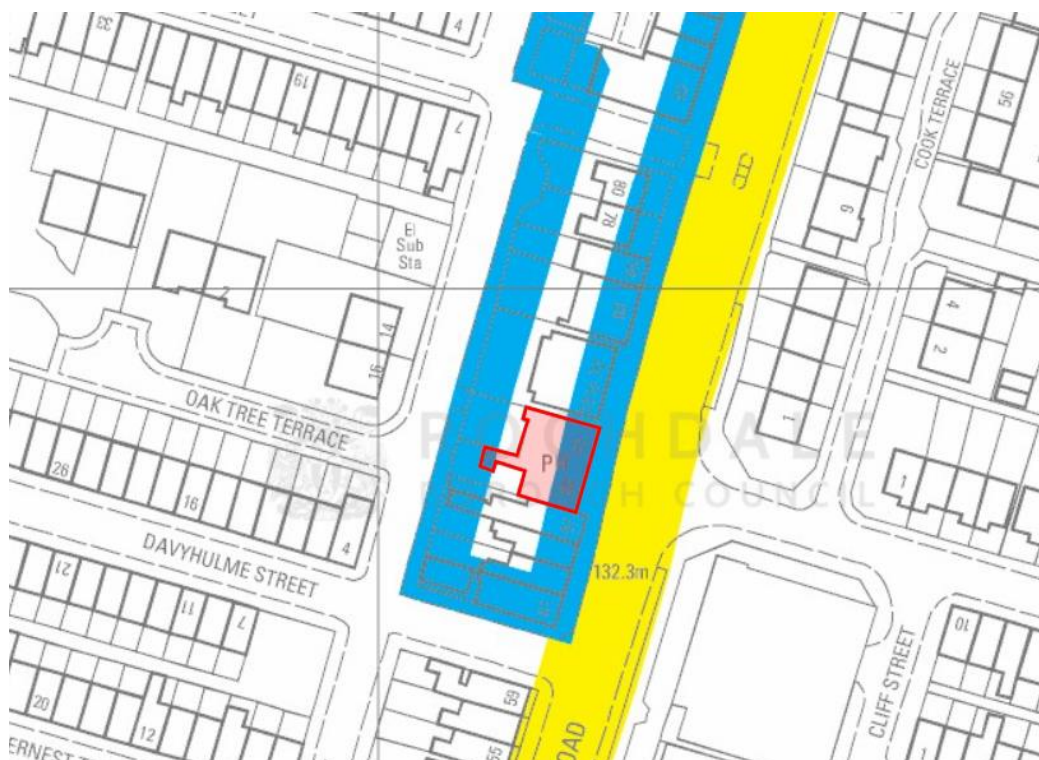
- 1.1 This Supporting Statement is submitted by Belal Rashid Technical Architecture (BRTA) on behalf of the applicant who is the owner of the former High Sheriff Public House on Halifax Road in Rochdale. The building was acquired by the applicant about 10 years ago, previous to acquisition it had stood empty and disused for a number of years. The Statement focuses on providing evidence and justification of the acceptability of the proposed residential use of the building, and the justification of the loss of the commercial use at ground floor.
- 1.2 Compared to other housing markets in the North West and Greater Manchester, the Rochdale and north east Manchester housing market is generally less attractive. The housing on offer in the borough has stark differences in terms of quality and price and it fails to address the needs of existing or future residents.
- 1.3 An ambitious target of providing 460 additional homes per year is considered necessary to meet demand and to help regenerate the borough. The latest Housing Land Availability Assessment indicates that there is considerable scope to meet its housing target using previously developed sites, especially in the south, and with limited use of greenfield sites.
- 1.4 The Council needs to focus the right type of housing in the right areas, maintain the regeneration of older areas of housing and social housing estates and ensure that the community infrastructure necessary to support areas of housing growth are provided.
- 1.5 In terms of retail, a key objective of national planning guidance is to deliver economic growth and prosperity through sustainable development. In order to achieve this in the borough it is important that we ensure sufficient land is available of the right type, quality and in the right places.
- 1.6 The applicant would like to work with the Council in order to secure approval for the proposed use.

2.0 SITE AND SURROUNDINGS

- 2.1 The application site relates to a large terraced two storey building located on Halifax Road. The property at ground floor is currently empty. It is an attractive building finished mainly in red brick with stone mullion windows and detailing along the eaves and corners of the building. The property appears to have been extended in the past by way of small single storey extensions to the rear. The roof is pitched and finished in natural slate with rooflights to both roofslopes.
- 2.2 The last use of the building was as a Public House (PH) (High Sheriff), the PH was last open to the public about 10 years ago and which operated at ground floor with a beer garden to the rear. Flat accommodation is provided on the two upper floors accessed separately by external stairs from the rear of the building. The building is situated along the busy Halifax Road area of north Rochdale and is close to local shops, Rochdale town Centre, social, cultural and recreational amenities. Directly opposite the site is the entrance into Cook Street, Athol Street is at the back of the building.
- 2.3 The UDP Proposals map shows that the site itself is allocated as being in the Halifax Road Local Centre and in the defined urban area, Halifax Road Local Centre is located approximately 1.5 miles to the north of the main Rochdale Town Centre, with Halifax Road having direct links into Rochdale town Centre. Public buses regularly run along this route.



Above: The site is located on Halifax Road opposite Cook Street; a Bus Stop is located in front of the site.



Above: The UDP Proposals map shows that the site located in the Halifax Road Local Centre (blue outline)



Above: Photo above shows the front elevation of the building and the area to be converted to residential use.



Above: Photo above shows the vehicular entrance into the site from Athol Street and the buildings rear elevation with single storey extensions.

3.0 PROPOSED DEVELOPMENT

- 3.1 As part of the wider application, the applicant is also applying for full planning permission to change the use of the existing ground floor into a 3-bedroom HMO. The plans submitted as part of this proposal show that each room would consist of a small kitchen section and separate washing facilities. Sufficient space would be provided in each room to relax and lounge. In addition, a separate shared kitchen and shared lounge/dining room would be provided. Access would be taken from the front of the building.
- 3.2 There would be no external changes to the building where all its existing features would be retained.
- 3.3 The proposed HMO would be used by individuals who need short term accommodation and are likely to be rented to individuals visiting the area or who have business nearby, who want comfortable accommodation close to the commercial areas and offices with lower rates in comparison to hotels, similar to the Inn as part of the PH previously.
- 3.4 In terms of parking, and outdoor amenity. The existing site has a hardstanding area to the rear which provides parking for around five vehicles, this would be shared with the flats at first floor level. Bin storage area would be located to the back of the site, the bin storage area would be bound by timber fencing. Access into the site would remain as existing from Athol Street with external amenity space also provided to the rear.

4.0 HISTORY

- 4.1 A history check has been undertaken which has revealed the below planning history for the site, the relevant planning history includes;

Change of use of ground floor from public house to retail unit and restaurant including installation of new door to front elevation and flue on side elevation

Former High Sheriff PH, 71 Halifax Road Rochdale, OL12 9BA

Ref. No: 21/01770/FUL | Received: Fri 17 Dec 2021 | Validated: Tue 29 Mar 2022 | Status: Decided

Change of use and conversion of Public House to two retail units (Class A1) at ground floor and three self-contained flats at first and second floors including installation of new external staircase on rear elevation to provide separate access to the flats and insertion of door and rooflights - Resubmission of 19/00610/FUL (part retrospective)

Former High Sheriff PH 69-71 Halifax Road Rochdale OL12 9BA

Ref. No: 19/01064/FUL | Received: Wed 11 Sep 2019 | Validated: Wed 25 Sep 2019 | Status: Decided

Replacement of a window with a doorway to front elevation

69-71 Halifax Road Rochdale OL12 9BA

Ref. No: 17/01413/FUL | Received: Tue 28 Nov 2017 | Validated: Tue 28 Nov 2017 | Status: Decided

Change of use and conversion of public house to two retail units at ground floor and four self-contained flats at first and second floors including installation of new external staircase on rear elevation to first floor level to provide separate access to the flats

High Sheriff PH 71 Halifax Road Rochdale OL12 9BA

Ref. No: 19/00610/FUL | Received: Tue 28 May 2019 | Validated: Wed 19 Jun 2019 | Status: Unknown

Single Storey Rear Extension To Public House

The High Sheriff P.H., Halifax Road, Rochdale, Lancashire, OL12 9BA

Ref. No: 05/D44786 | Received: Tue 11 Jan 2005 | Validated: Tue 11 Jan 2005 | Status: Decided

5.0 PREVIOUS USE AND JUSTIFICATION FOR HOUSING

5.1 The retail and residential units proposed would be located within the Halifax Road local centre. Policy E1 of the Council Core Strategy is therefore relevant and which states ‘We will focus retail leisure, cultural, office, residential and other development to promote the viability and vitality of the boroughs town centres’.

5.2 Saved Policy S/6 of the UDP is also relevant to the residential element of the proposal and this advises that the;

- The conversion or redevelopment of vacant commercial premises to residential use will only be permitted in local centres that have a high overall vacancy rate and where it will assist regeneration.

5.3 It is noted that the most relevant policy in terms of residential use is C1 of the Core Strategy which promotes the potential of previously developed sites, including empty homes and buildings within the urban area to achieve a target of 80% of new housing of previously developed land; and to ensure that sites are sustainable with good access to local services, facilities, green infrastructure, shops, jobs, schools and public transport.

5.4 Policy C3 of the core strategy is also relevant and its aims are to;

- Ensure new development provides housing types that take account of local needs and aspirations;
- Promote densities that make efficient use of land whilst delivering a range of housing to widen choice in the borough and reflect local character;

5.5 The Halifax Road local centre is characterised by a number of small retail units. The types of uses within the centre, along with its proximity to high density residential areas, create a vibrant centre. It is considered that the introduction of residential units at ground floor level to this empty section of the property in this location would add to the vibrancy of the Centre and would be an appropriate ground floor use at this site.

5.6 In respect of providing housing, the site is located in the local centre and the area is predominantly mixed-use retail/residential and therefore residential is considered as a complimentary use to the existing character of the area with good access and facilities. There is an aspiration to increase the number of residential properties in the town centre in line with government guidance (NPPF).

5.7 However, paragraph 97 of the National Planning Policy Framework states that to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to-day needs;

- 5.8 For a PH to provide a service to a local urban area it should be within a reasonable walking distance for the range of customers who are likely to use it. It should be noted that this PH has now been shut for around 10 years as it was no longer viable, a number of landlords tried to revive trade at the PH but were unsuccessful. Evidence below shows the PH advertised for sale in 2009 and 2010, this was done extensively including online, however there were no interest for it to be run as a PH. The applicant then bought the PH for an alternative use.



2008



2009

Above: Images show advertisement for the sale of the PH for a period of 2 years with no serious interest for it to be run as a PH.

- 5.9 In addition to the above, it is considered, a PH could reasonably serve an area within a 5-to-10-minute walk. On this basis there is another PH to the north of the site along Halifax Road within a reasonably short walking distance (Flower of the Valley). As such, due to another PH lying in walking distance of the site the loss of this PH would therefore not reduce the local community's ability to meet its day to day needs but it would result in the loss of a facility of value to it.
- 5.10 The Council have previously made a decision that the PH is no longer viable and allowed for the ground floor space to be converted to commercial space, this was approved under planning reference 21/01770/FUL. However, the applicant, after doing market research and advertising the premises for commercial use through friends and family has come to the conclusion that housing would be the most viable and demanding use for the site. This is also due to the current housing market where dwellings and accommodation are sought after.

- 5.11 In addition, due to the heritage value of the site, significant changes would be required to the original building to provide for a shopfront that would be meaningful to any commercial business, the required changes to the frontage may not necessarily be supported by the Council.
- 5.12 Also, in relation to saves Policy S/6, the conversion of this vacant commercial premises to residential should be permitted in this local centre given the high overall vacancy rate of commercial properties in this local centre, furthermore, this proposal would also assist regeneration. A site visit was made on 02/04/2024 (4:30pm) to show the number of vacant commercial properties in this local centre, see below;



2 Commercial Unit empty



1 Commercial property empty ready to be Let.



Commercial property empty next to Ali Baba



All occupied.



Pet shop appeared to be vacant.



All occupied.

- 5.13 The evidence above shows that there are multiple empty/vacant commercial properties available to be let out, these are positioned adjacent and close to the application property. It is considered, the proposal would bring the site back into use and create an active environment within a sustainable location with the reuse of an existing underused site in a poor state of repair.
- 5.14 In light of the above it is considered that the principle of providing residential at ground floor of the application property is acceptable and should be approved.

6.0 CONCLUSION

- 6.1 It has been demonstrated that the proposed development can be carried out in full compliance with the Council's policies in the Local Plan and the National Planning Policy Framework. The development would provide good quality residential accommodation at ground level which would bring a positive contribution into the local area of Rochdale without creating a significant detrimental impact on the local centre.