



Planning Statement

Practice: Building Design Services

April 2025



bds

252 Yorkshire Street
Rochdale
OL16 2DP

Proposed Change of use at the first floor and
Second floor into two self-contained flats

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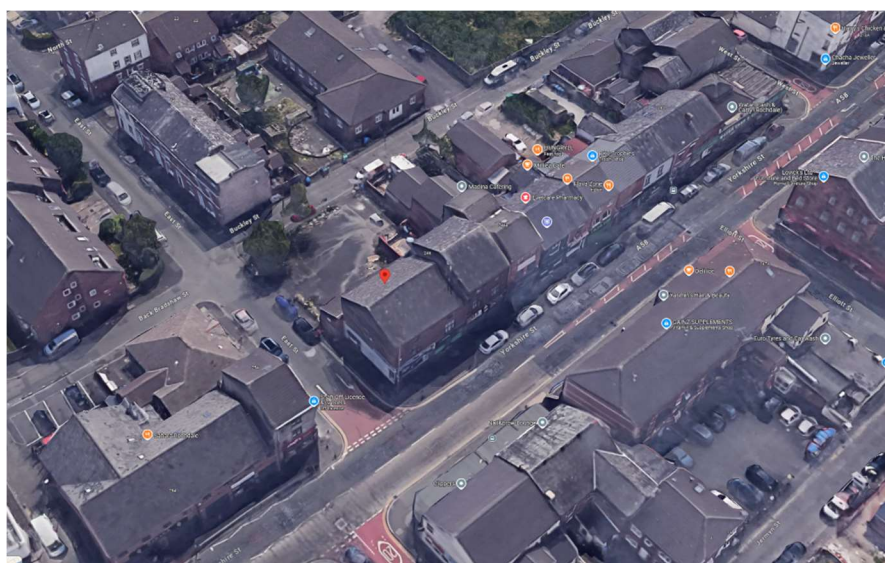
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1. INTRODUCTION

- 1.1 BDS has prepared this Planning Statement on behalf of the applicant, Mr Nazar Hussain who is the current building owner of 252 Yorkshire Street, Rochdale, OL16 2DP. The building is three storeys in nature, with living accommodation contained within the roof space. Currently, the ground floor is used as a shop, with office space on the floors above, which are seldom used. The ground floor is not part of this planning application and would remain a shop. The applicant seeks full planning permission to refurbish the office on the upper floors (first and second floors) and change the use of the first floor into two self-contained flats. The proposal includes replacing the fenestration to the front and rear by refurbishing the existing windows with new aluminium or timber window frames. This development is expected to bring a positive contribution to the local centre.
- 1.2 This Planning Statement, along with the accompanying full floor layout and elevation plans submitted as part of this proposal, refers to the current land use, site constraints, and relevant planning policies and guidance, and identifies any potential planning considerations. These matters are addressed comprehensively within this document.
- 1.3 Compared to other housing markets in the Northwest and Greater Manchester, the Rochdale and Northeast Manchester housing markets are generally less attractive. The housing stock within the borough varies significantly in terms of quality and price and does not sufficiently meet the needs of either existing or future residents. An oversupply of older terraced housing and a lack of high-value housing across the borough contribute to challenges in attracting and retaining residents with higher or above-average incomes..
- 1.4 An ambitious target of providing 460 additional homes per year has been identified as necessary to meet local housing demand and to support the ongoing regeneration of the borough. The latest Housing Land Availability Assessment highlights that there is considerable potential to achieve this target through the reuse of previously developed sites, particularly in the southern parts of the borough, thereby reducing the need to create surrounding Greenfield land.
- 1.5 The Local Authority is encouraged to focus on delivering the correct type of housing in the most appropriate locations, maintaining the regeneration of older private and social housing estates, and ensuring that the necessary community infrastructure is in place to support areas of residential growth.
- 1.6 In addition to the above, the National Planning Policy Framework (NPPF) states that planning policies and decisions should support the critical role of town centres at the heart of local communities by adopting a positive approach to their growth, management, and adaptation.
- 1.7 The applicant is seeking the support and guidance of the Local Authority Planning Department to obtain full planning permission for the proposed development. The intention is to bring the building into more effective use while contributing to the ongoing regeneration of the area in a manner that aligns with local and national planning objectives.

2. SITE AND SURROUDINGS

- 2.1 The application pertains to a tall mid-terrace property located at 252 Yorkshire Street, Rochdale. The property is currently trading as a shop on the ground floor, with the upper floors used as an office area.
- 2.2 The building occupies an end-terrace position along Yorkshire Street (A58) and is located within the Yorkshire Street Local Centre. The adjoining properties to either side are in commercial use, while those to the rear are residential. The application site is situated within a row of terraced buildings that are predominantly commercial, including jewellery and clothing shops. On the opposite side of Yorkshire Street, a mix of commercial units is accompanied by residential accommodation above. Waiting restrictions are in place, which prevent vehicle parking to the front and side of the property.
- 2.3 The application building is constructed of brickwork and lacks any particularly distinctive architectural features. It is three storeys tall and exhibits a vertical emphasis with large square windows featuring stone cills on the front elevation. The rear elevation has minimal openings, presenting a largely blank façade. Access to the building is currently via the shop entrance at the front and through a gated access at the rear, which leads to a small yard area.
- 2.4 The UDP Proposals Map identifies the site as being within the Yorkshire Street Local Centre and the defined urban area. Yorkshire Street Local Centre is situated approximately 200 metres from Rochdale Town Centre and offers direct connections to the town centre via Yorkshire Street. The site is well-served by a frequent public bus network, providing excellent accessibility to the broader area.
- 2.5 The site is considered to occupy a sustainable and accessible location, benefiting from excellent public transport links and being well-connected to a range of local services and facilities, all within a short walking distance. The submitted location plan outlines a modest external curtilage to the rear of the building. There is no dedicated off-street parking associated with the property.



3. PROPOSED DEVELOPMENT

- 3.1 The applicant is applying for full planning permission to refurbish the existing first and second-floor office areas and convert them into two self-contained residential apartments. The proposal includes to providing independent access to the upper floors. The existing side door would be retained to continue providing access to the flats on the first and second floors. There would be two new windows in the side elevation, one on the first floor and the other window on the second floor. The development would result in two one-bedroom apartments—one located on the first floor and the other on the second floor.
- 3.2 The rear yard area would be used for bin storage, ensuring that refuse can be managed efficiently and effectively. The first floor would accommodate one apartment, while the second floor would contain the second apartment. Each unit would include a kitchen, living room, bedroom, and a separate bathroom.
- 3.3 The applicant wishes to expand his business interests and secure a sustainable future for the building. As outlined previously, he is willing to work collaboratively with the Local Authority Planning Department to obtain full planning permission for the creation of high-quality residential apartments, as demonstrated by this Planning Statement and the submitted architectural drawings.
- 3.4 Introducing residential uses within mixed-use developments can enhance diversity, improve security, and contribute to a more vibrant environment, particularly during evenings and weekends when commercial activity may be reduced.
- 3.5 The conversion of the building would contribute to the supply of much-needed residential accommodation in a central location, conveniently positioned near two local colleges and within easy reach of employment opportunities, making it ideal for both students and workers.



4. INVOLEMENT

- 4.1 Although no formal pre-application advice has been sought from the Local Authority Planning Department in this instance, informal discussions have taken place with planning officers regarding the type of accommodation proposed and the likely acceptability of such a scheme. These early conversations have informed a design that aims to deliver quality residential accommodation in this area.
- 4.2 Paragraph 39 of the National Planning Policy Framework (NPPF) states: “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. A good-quality pre-application discussion enables better coordination between public and private resources, leading to improved outcomes for the community.
- 4.3 I would like to express my gratitude to the respective Planning Officer for taking the time to engage in early discussions, which have proven extremely helpful to both myself and the applicant in shaping the development proposal.
- 4.4 This Planning Statement has been submitted as part of the planning application to provide a clear and reasoned justification for the proposed development, referencing relevant local and national planning policies and guidance.
- 4.5 The issues of highway safety, impact on local amenity, design quality, and the principle of the proposed development are all taken into consideration within the assessment set out in the following sections of this statement.

5. HISTORY

5.1 A review of the site's planning history has been conducted. Any relevant planning applications previously submitted about 252 Yorkshire Street will be taken into account as part of the overall assessment of this proposal. A summary of the key planning history is available upon request or via the Local Authority's planning portal.

Planning – Application Summary

84/D17356 | Car Park | Land To The Rear Of 244 To 252 Yorkshire Street, Rochdale

6. Relevant Planning Policy

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions on planning applications be made by the development plan unless material considerations indicate otherwise.
- 6.2 Rochdale's Core Strategy, adopted in July 2016, forms the primary Development Plan Document. It supersedes significant elements of the former Unitary Development Plan and sets out the strategic planning policies that guide development across the borough. This strategy provides the framework against which planning applications will be assessed.
- 6.3 The Core Strategy promotes sustainable development and economic growth in alignment with the objectives of the National Planning Policy Framework (NPPF). It aims to attract investment, regenerate communities, and make Rochdale a more prosperous borough by 2028.
- 6.4 The Core Strategy seeks to build upon the borough's existing assets, heritage, and identity while strengthening its connections with neighbouring towns. It places a particular focus on addressing the borough's specific development needs and ensuring that future growth supports long-term regeneration.
- 6.5 The following Local Plan policies are considered relevant to this proposal:

- DM1 – General Development Requirements
- P3 – Improving Design of New Development
- E1 – Establishing Thriving Town, District and Local Centres
- C3 – Delivering the Right Type of Housing
- G9 – Reducing the Impact of Pollution
- T2 – Improving Accessibility

Additionally, relevant Saved Policies from the Unitary Development Plan include:

- S/6 – District Centres, Local Centres and Linear Commercial Areas

This proposal will also be assessed against the SPD: Guidelines & Standards for Residential Development, as well as the National Planning Policy Framework (2021)

- 6.6 The National Planning Policy Framework (NPPF) emphasises that the planning system should contribute to achieving sustainable development (paragraph 7). Paragraph 10 confirms that in assessing and determining development proposals, Local Planning Authorities should apply a presumption in favour of sustainable development. Paragraph 11 sets out that this presumption means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or where the most important policies are out of date, granting permission unless:

- i.** policies in the NPPF that protect areas or assets of particular importance provide an apparent reason for refusal; or

ii. The adverse impacts of approving the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF as a whole.

Paragraph 60 further supports the Government's aim to significantly boost the supply of homes and ensure that land with permission is developed promptly to meet housing needs.

To support the Government's objective of significantly increasing the housing supply, a sufficient amount and variety of land must be brought forward in the right locations so that the needs of those with specific housing requirements are met and that sites with planning permission are developed without unnecessary delay.

Paragraph 120 of the NPPF states that planning policies and decisions should promote and support the development of under-utilised land and buildings, particularly where this would help address housing needs in areas with limited land availability.

Paragraph 124 further emphasises that development should utilise land efficiently, taking into account the diverse housing needs and the suitability of the land to accommodate them.

According to Paragraph 130, developments must create places that are safe, inclusive, and accessible while also promoting health and well-being and offering a high standard of amenity for current and future residents.

Paragraph 111 advises that development should not be refused on highway grounds unless it would result in an unacceptable impact on highway safety or lead to severe cumulative effects on the road network.

The NPPF overall advocates for proactive planning that drives economic growth and effectively utilises previously developed land. It establishes a strong presumption in favour of sustainable development.

Regarding retail and mixed-use areas, Paragraph 123 of the NPPF encourages local planning authorities to support alternative uses for previously developed land, particularly where this would help meet housing demand. This includes supporting proposals that convert retail or employment land into residential use in high-demand areas, provided such changes do not undermine the vitality of town centres or key economic sectors and remain consistent with other policy aims.

6.7 Additionally, the Government's National Planning Practice Guidance (NPPG), published on 6 March 2014, complements the NPPF by providing a unified resource for planning guidance. It replaces nearly all previous circulars and advisory notes, offering updated and simplified guidance for planning decisions. Reference to the NPPG will be made where relevant in the assessment section of this statement.

7. Relevant Planning Policy

- 7.1 The proposed residential units would be located within the Yorkshire Street Local Centre. Policy E1 of Rochdale's Core Strategy is, therefore, applicable, which supports a mix of uses—including retail, leisure, cultural, office, and residential—in town, district, and local centres to enhance their vitality and viability. The application site also lies within the Defined Urban Area, as identified in the Rochdale Unitary Development Plan, where Policy G/D/1 applies. This policy supports locating development within urban areas to encourage regeneration and prevent unnecessary encroachment into the countryside. Furthermore, Policy C1 promotes maximising the use of previously developed land in sustainable locations that are well connected to local services, public transport, and employment opportunities.
- 7.2 The proposed change of use would bring a currently underused part of the building back into active use. The upper floors have been vacant or seldom used for some time, and, as a result, the building is beginning to show signs of neglect in this prominent location close to Rochdale Town Centre. The proposed refurbishment and conversion would represent a positive investment, enhancing the building's functionality and contributing to the character and vitality of the local area.
- 7.3 The site is well located within an established urban area, surrounded by a mix of small and medium-sized residential units, as well as family housing. Its position supports the principles of urban regeneration by making efficient use of existing infrastructure and services while helping to protect the surrounding countryside from unnecessary development.
- 7.4 The proposed development would provide high-quality residential accommodation in an area where there is a clear and growing need. It would enhance the character and appearance of the locality by bringing a vacant space back into productive use while also meeting housing needs and supporting the vibrancy of the local centre. Future residents would benefit from the proximity to shops, services, and public transportation, thereby reducing their reliance on private vehicles and encouraging sustainable living.
- 7.5 The impact of the development on residential amenity, in terms of noise and general disturbance, is expected to be minimal given the site's town centre location and surrounding mix of uses. The main habitable rooms of the proposed flats would be positioned away from any significant noise-generating sources, and any potential for nuisance is considered to be limited and manageable.
- 7.6 The proposal is not expected to result in any adverse effects on the safety or efficiency of the surrounding highway network. The modest scale of development, combined with its highly sustainable location, ensures that the scheme can be delivered without creating traffic or access issues.
- 7.7 The Yorkshire Street Local Centre comprises a range of small commercial units, many of which include residential accommodation above. This blend of uses contributes to the centre's vibrancy and active street frontage. The introduction of two additional residential units at this location would align with the existing mixed-use character and further support the vitality of the area.
- 7.8 Given the site's location within a mixed-use area that already accommodates both residential and commercial activities, the proposed flats would represent a compatible and complementary use. The site benefits from excellent accessibility to local services and public transport, ensuring the efficient use of land while delivering a use that is appropriate for its context.
- 7.9 In light of the above, it is considered that introducing residential units at this location is entirely appropriate. The proposal effectively utilises underutilised floor space, supports the aims of sustainable development, and contributes to meeting local

- housing needs in a manner that is sympathetic to the area's character and function.
- 7.10 Policy DM1 of the Core Strategy outlines several key planning considerations applicable to all development proposals, including residential amenity, design quality, and accessibility. Additionally, paragraph 17 of the NPPF highlights the importance of securing a good standard of amenity for existing and future occupants. Policy G9 of the Core Strategy aims to minimise all forms of pollution by ensuring that development does not generate unacceptable levels of air, noise, light, or other environmental impacts.
- 7.11 As previously noted, the surrounding area is well established as a mixed-use environment, comprising retail, food outlets, and residential uses. The proposal aligns with this existing pattern of land use and would not introduce an incompatible or inappropriate function. Nevertheless, care has been taken to ensure that the development does not create undue noise, odour, or other disturbances to either existing or future occupants.
- 7.12 In terms of noise, it is acknowledged that some external sources, such as passing traffic and commercial premises, may generate background sound. However, this is typical of town centre locations and not considered to pose a significant risk to residential amenity. The building is already situated in an area where residential and commercial uses coexist, and the proposal does not introduce any new activity that would significantly worsen noise conditions for occupants.
- 7.13 Internally, the proposed layout has been carefully designed to minimise noise transmission between units. Living and sleeping areas have been strategically positioned to minimise disruption, and where necessary, acoustic insulation will be installed to ensure that internal noise levels remain within acceptable limits. Should it be required, appropriate conditions can be imposed to ensure adequate soundproofing measures are in place.
- 7.14 The proposal provides sufficient separation between the development and neighbouring properties to avoid any significant issues about privacy or overlooking. To the front, the building faces Yorkshire Street and Regent Street, while to the rear, there is a private yard with a separation distance exceeding 21 metres from the nearest residential property. While closer spacing is typical in urban locations like this, the arrangement is considered acceptable and consistent with the surrounding built environment.
- 7.15 The standard of amenity for future occupants is expected to be entirely appropriate. The development respects the density and grain of surrounding buildings and introduces no elements that would lead to an overbearing or overshadowing impact. The proposed residential use is compatible with the area and represents a positive addition to the local housing stock.
- 7.16 All habitable rooms within the proposed apartments would benefit from natural light, ventilation, and external outlooks either to the front or rear of the building. Each unit is self-contained, providing its kitchen, bathroom, and WC facilities, offering a good standard of internal living accommodation.
- 7.17 A designated bin storage area will be provided in the rear yard, along Yorkshire Street and East Street. This space would be sufficient to house the required refuse and recycling bins and would be easily accessible for servicing and collection.
- 7.18 To ensure secure access to the residential units, an access control system would be installed at the entrance to the apartments. Authorised occupants would use a key fob or similar device to gain entry, enhancing safety and limiting access to the upper floors. Internally, all doors would be fire-rated and equipped with soft-close mechanisms to minimise noise and improve safety.
- 7.19 The proposed development includes adequate external spacing around the building to

safeguard future residents from undue overshadowing or loss of privacy. The arrangement ensures a good standard of living accommodation can be maintained within a typical town centre context, where high-density development is common and expected.

- 7.20 Policy P3 of the Core Strategy requires all new developments to adhere to high standards of design. Similarly, Policy DM1 requires proposals to demonstrate quality in layout and appearance while also enhancing the surrounding environment. Paragraph 130 of the NPPF reinforces this, stating that developments should function well, enhance the area's quality, and be visually attractive through good design, layout, and the appropriate use of materials. Policies P2 and P3 also emphasise the importance of respecting and enhancing local character, landscape, and heritage features.
- 7.21 The external appearance of the building would be largely retained, with the main alterations involving the installation of a new entrance door on the front elevation. This modification is necessary to allow independent access to the upper floors. The new window frames would be designed to match the existing style and materials, with final details to be confirmed and, if necessary, secured by planning conditions. These enhancements are designed to complement the building's character and will contribute positively to its overall appearance in this prominent location.
- 7.22 While limited, the building does offer some external amenity space in the form of a rear yard. This area is primarily designated for refuse storage, but it also contributes to the overall functionality of the building for residential use.
- 7.23 The proposed development would not result in any undue harm to the visual amenity of the surrounding area. On the contrary, by refurbishing and reusing a previously underutilised part of the building, the scheme would enhance the general character and street scene. The proposal is considered to comply with the relevant design policies outlined in the Core Strategy and the objectives set out in the National Planning Policy Framework (NPPF) and associated Supplementary Planning Documents.
- 7.24 Policy T2 of the Core Strategy, dated 7.24, relates to accessibility and requires new development to be suitably located near transport infrastructure. Policy DM1 also requires proposals to include safe and satisfactory access, parking, and servicing arrangements.
- 7.25 The site is located within a designated local centre and is, therefore, situated in an accessible and sustainable location. No on-site parking is proposed as part of this scheme. However, due to the proximity of regular bus services, town centre amenities, and public parking nearby, the absence of dedicated parking is not considered to pose any issues for a development of this scale. The site benefits from excellent transport links, making it well suited to car-free living.
- 7.26 It is not anticipated that the proposal would place any additional strain on the local highway network. The modest number of residential units and the site's sustainable location are expected to result in minimal traffic and access impacts.
- 7.27 As outlined previously, the bin storage would be located in the rear yard area and would be easily accessible for collection via the rear access.
- 7.28 Based on the submitted details, the proposed development can be delivered safely without compromising pedestrian safety or highway safety. It is considered compliant with Policies T1 and T2 of the Local Plan and the relevant provisions of the NPPF. The development would not give rise to severe cumulative impacts that would justify refusal on transport grounds.

8. Conclusion

8.1 This Planning Statement demonstrates that the proposed development fully aligns with the policies outlined in Rochdale's Local Plan and the National Planning Policy Framework. The scheme would deliver high-quality residential accommodation on the upper floors while retaining the existing shop at ground level. It represents a sustainable and efficient reuse of previously underutilised space, contributing positively to the local area and economy without causing any significant harm to the amenity of neighbouring occupiers or the wider locality.