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Our ref: 22.2935

Your ref:

PLANNING STATEMENT

Proposal: Residential development – Change of Use from Dental Practise to 4no Self Contained Apartments with associated Refuse and Cycle Storage

Location: 111 - 113 Oldham Road, Rochdale, OL16 5QT

The Application Site

The application relates to a pair of adjoining two-storey terraced buildings, both of which have two-storey part-width rear extensions set within a shared rear yard.

The most recent active use of the premises appears to have been as dental surgery, which, given the planning history, can be assumed to have related to both storeys of both buildings. Approx 2012 internal works to form residential apartments was undertaken but not completed, in addition to the internal works, the original shop fronts were infilled and single door and separate windows were installed on the front elevation.

The buildings are not listed or locally listed buildings and do not form part of a Conservation Area.

The site includes a paved rear yard (shared between 111 and 113) with gated access onto Back Oldham Road, which provides vehicular access onto Wood Street. The site is adjoined at the south side by a 3no self contained apartments, at the rear by a two-storey flats building, and at the adjoining north side by a disused premises,

Surrounding uses are otherwise a range of commercial and residential.

Proposal

The application proposes the to change the use of the buildings to provide four one-bed apartments, one each at the ground floor of both buildings, and a further two at the first floor and roof spaces.

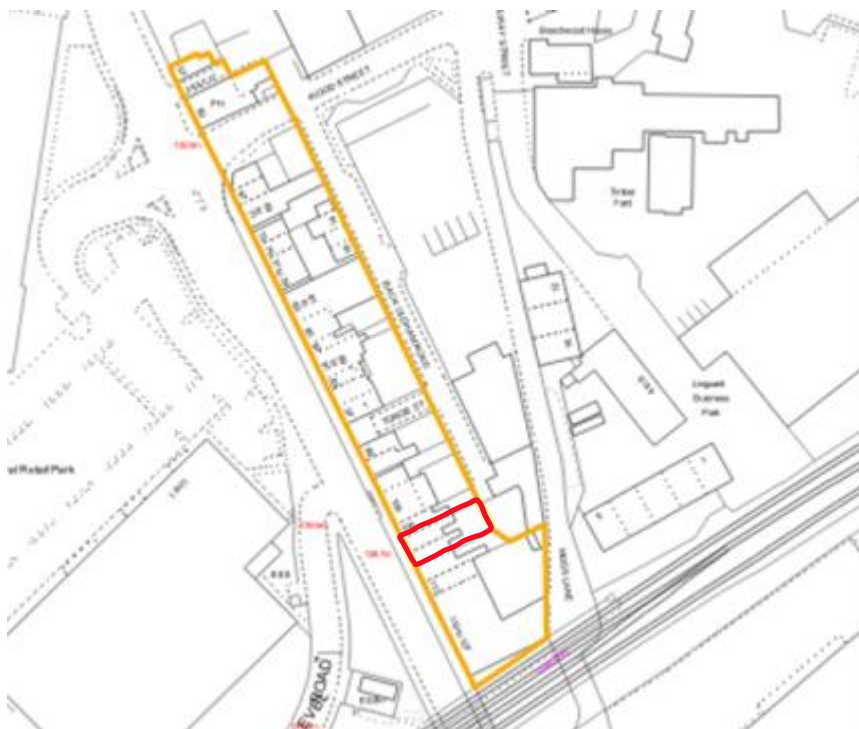
Existing structural window and door openings are to be retained and reused, second floor rooflights are to be repositioned to a lower level (in line with pre app response PREAPP/00122/22) with the addition of 1no rooflight per building to the front elevation.

Ground floor apartments would be accessed from rear entrances, with the upper apartments having separate access from the existing front entrances.

All of the apartments will be configured with shower room/bathrooms and kitchens at the rear of the buildings, with lounges and bedrooms at the front and in the roof space.

The shared rear yard would be used as amenity space for all apartments and provide cycle storage and refuse storage.

Linear Commercial Area Assessment



59 Oldham Road –	GF Public House, FF Residential.
65 Oldham Road –	GF Vacant Retail, FF Vacant Residential.
67 Oldham Road –	GF Beauty Studio, FF Residential.
69-73 Oldham Road -	GF Electrical Contractors, FF (73) Residential.
75 Oldham Road -	GF Café – Vacant, FF Vacant Residential.
77 – 79 Oldham Road	
14-18 Back Oldham Road -	GF, FF Retail and Storage.
81-83 Oldham Road -	GF, FF Retail and Storage.
85 Oldham Road -	GF Office
87 Oldham Road -	GF Office, FF Residential
91 Oldham Road -	GF, FF Office
93 Oldham Road -	GF Hot Food Takeaway (Vacant), FF Residential (Vacant).
95 Oldham Road -	GF, FF, Office
97 Oldham Road	
1 Tongue Street -	GF Beauty Salon
97 Oldham Road	
1 Tongue Street -	FF residential
99 Oldham Road -	GF Retail, FF Residential
101 / 101A Oldham Road -	GF Residential, FF Residential
103 Oldham Road -	GF Office (Vacant), FF Residential
105 – 107 Oldham Road -	GF, FF Retail and Storage.
109 Oldham Road -	Residential
111-113 Oldham Road -	GF , FF Dental Surgery (Vacant since min 2012)
115 Oldham Road -	GF, FF, SF Residential
117 Oldham Road -	GF, FF Vacant
119 – 127 Oldham Road	GF, FF Office and Storage

Principle of Development

The residential development would benefit from mixed retail uses within the locality it would also look to comply with Policy E1 of the Rochdale Core Strategy which states that the Council will focus retail, leisure, cultural, office, residential and other development to promote the viability and vitality of all the Borough's town centres to maintain them as thriving and sustainable centres and the preferred shopping and leisure destinations. Specifically, the Core Strategy notes that town centres have the potential to play an important role in providing new quality housing in sustainable locations.

Paragraph 86 f) of the NPPF sets out that Local Planning Authorities should 'recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.'

The application property has been vacant for over 11 years, providing no service or positive contribution to the surrounding area, as such the loss of the vacant ground floor areas will not have an unacceptable impact on the vitality and viability of the Oldham Road/Milnrow Road Local Centre, it would also bring a vacant property back into use which would be beneficial to the Local Centre as a whole. The residential use of the building will not be out of keeping in the Local Centre due to the existing residential use of No 115 Oldham Road, 109 Oldham Road & 101 / 101A Oldham Road.