

Planning Statement

Installation of 2 no. windows at
first-floor level and the
enlargement of an existing window
at ground-floor level

At

Callaghan House, Cross Street,
Heywood, OL10 2DY

May 2023

Document Control Sheet

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1 INTRODUCTION

- 1.1** Planning & Design Practice is a town planning and architectural design consultancy consisting of chartered town planners and an architectural design team. The practice operates across England and Wales and, with over 60 years combined experience in the team, the company has an exemplary track record for submitting successful planning applications and creating sustainable development.
- 1.2** We have been instructed by Urban Design & Consult (the 'applicant') to prepare and submit an application for the installation of 2 no. windows at first-floor level and the enlargement of an existing window at ground-floor level at Callaghan House, Cross Street, Heywood, OL10 2DY.
- 1.3** The statement will provide: an introduction to the site and its planning history; details of the proposed development; an examination of the current planning policy context; and a discussion of the key planning issues.
- 1.4** Also submitted to accompany the application are the following:
- Site Location Plan;
 - Existing Floor Plans & Elevations;
 - Proposed Floor Plans & Elevations; and
 - Proposed External Elevations.

2 SITE DESCRIPTION AND PLANNING HISTORY

Site Location

- 2.1** The application relates to Callaghan House, a community health centre which lies on Cross Street. The site lies between Rochdale and Bury, in the settlement of Heywood. It is located under 300m from Heywood Train Station to the south west of the site.



Figure 1: Aerial photograph showing the approximate location of the application site (edged red)

- 2.2** There are no major policy designations on the site. The site is in Flood Zone 1, meaning it is at the lowest risk of flooding.
- 2.3** The site is located to the north east of the Railway Warehouse and Loading Shed, Old Goods Yard, Grade II Listed Buildings, which are part of Heywood Train Station.

Relevant Planning History

14/00668/FUL	Construction of glazed canopy over main entrance and formation of two new openings in the rear elevation at first floor level	<i>Granted subject to conditions – 30th July 2014</i>
08/D50445	Change of Use from Office Accommodation to D1 Use (Retrospective) and construction of additional 31 space car park with 2m high fencing – Resubmission D50130	<i>Granted subject to conditions – 16th April 2008</i>
07/D50130	Change of Use from Offices to D1 Use Class with new car park and 2m high boundary fence	<i>Refused – 14th January 2008</i>

3 THE PROPOSED DEVELOPMENT

- 3.1** Planning permission is sought for the installation of 2 no. windows at first-floor level and the enlargement of an existing window at ground-floor level at Callaghan House, Cross Street, Heywood, OL10 2DY.
- 3.2** The proposed development would provide much needed sunlight and daylight within the building to allow a more comfortable space for those working in and visiting the building. Two of the new windows would be located in the front (south) elevation and the other new window would be inserted in the side (west) elevation.
- 3.3** The proposed windows will match the existing windows in terms of size, shape, window pattern, material and finish, as illustrated on the proposed visuals below.

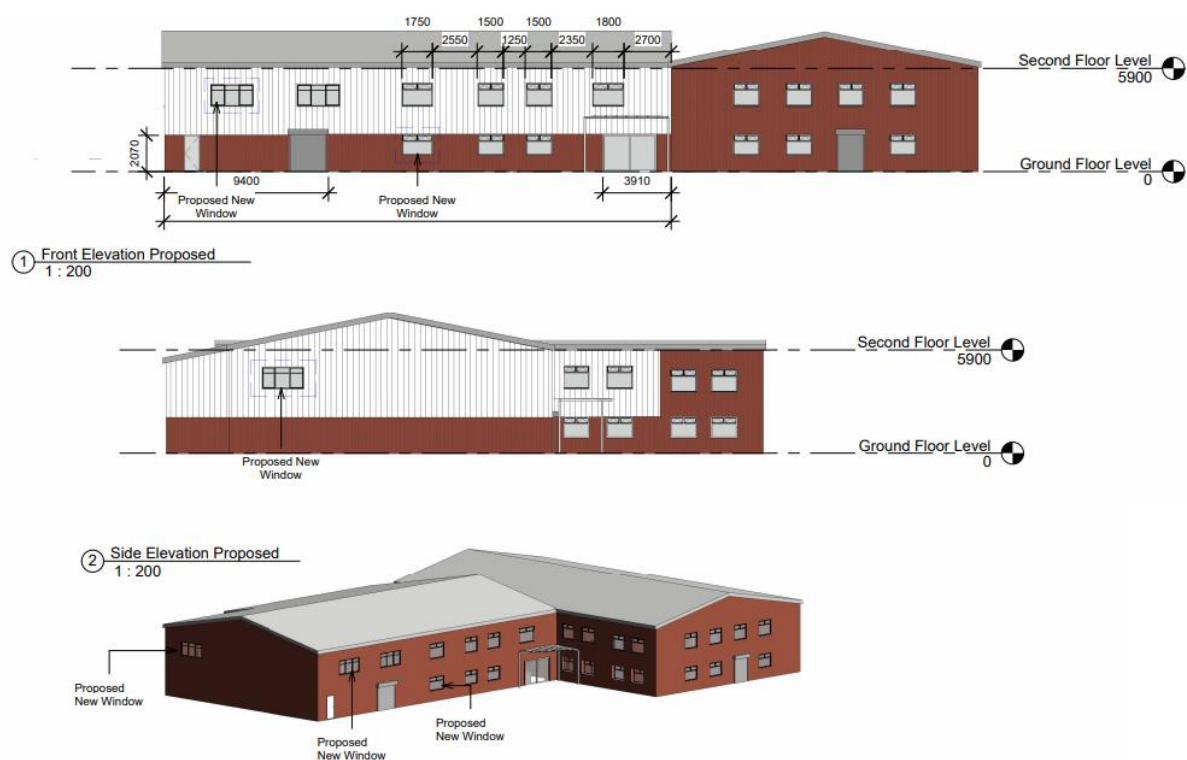


Figure 2: Proposed Elevations

4 PLANNING POLICY CONTEXT

- 4.1** The purpose of this section is to set out the relevant planning policy background which is pertinent to the site and proposed development.
- 4.2** Section 38(6) of the Planning & Compulsory Purchase Act 2004 states that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 4.3** In this case, the Development Plan consists of the Rochdale Adopted Core Strategy (2016) and the Rochdale Borough Unitary Development Plan (UDP) (2006). Other material considerations include the National Planning Policy Framework (2021) and the associated Planning Practice Guidance.

National Planning Policy Framework (2021)

- 4.4** The National Planning Policy Framework (NPPF) is the Government's overarching planning guidance document. The revised NPPF was published in July 2021. Relevant paragraphs include:
- 4.5** **Paragraph 7** – *“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. At a similarly high level, members of the United Nations – including the United Kingdom – have agreed to pursue the 17 Global Goals for Sustainable Development in the period to 2030. These address social progress, economic well-being and environmental protection”.*
- 4.6** **Paragraph 8** – *“Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*
- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*

- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe spaces, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and*
- c) *an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, helping to improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

- 4.7 Paragraph 11** – *“Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects.*

Paragraph 81 - *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”*

Rochdale Adopted Core Strategy (2016)

- 4.8 Policy SO2: To create successful and healthy communities** – *“6. Improving the general health and quality of peoples lives through better access to health facilities and services, education, community and cultural facilities and open space”*
- 4.9 Policy C6: Improving health and wellbeing** – *“Supporting and promoting accessible new health facilities and services in town centres and local centres”*
- 4.10 Policy C8: Improving community, sport, leisure and cultural facilities** – *“Encourage the development of shared service centres which combine public services, health and community functions in modern accessible buildings.” “Work with agencies, services and businesses responsible for providing facilities to ensure that the needs and demands of communities are met.”*

Rochdale Borough Unitary Development Plan (2006)

- 4.11 Policy G/CF1: Community Facilities and Public Services** – “Proposals that improve the quality, range and distribution of community facilities within the borough will be permitted provided that they have no unacceptable impact on the quality of the local environment and are accessible to the communities they are intended to serve. The provision or development of public utilities infrastructure required to maintain essential services or necessary to implement the objectives of the plan will be supported provided that the proposals have no unacceptable impact on the quality of the local environment.”
- 4.12 Policy CF/2: General Criteria for the Development of Local Community and Health Facilities** – “Proposals for new and improved local community and health facilities will be permitted and supported, provided:
- a) The facility is accessible to the community it is intended to serve and, where practicable, within District or Local Centres;*
 - b) The proposal will have no unacceptable impact on the amenity of surrounding land uses, particularly residential, by reason of visual appearance, scale, noise or other nuisance; and*
 - c) The surrounding road network is capable of accommodating any additional vehicular traffic likely to be generated by the proposal without damage to the local environment or road safety.”*

5 KEY PLANNING ISSUES

5.1 The key issues regarding the proposal have been identified as follows:

1. The impact on the character and appearance of the existing building and the surrounding area; and
2. The impact on neighbouring land uses; and
3. The impact on highway safety.

The impact on the character and appearance of the existing building and the surrounding area

5.2 Callaghan House is a modern red brick commercial building with dark corrugated cladding on the upper sections of most of the walls. It is located within an established commercial area in Heywood. Surrounding the site are various buildings of a similar character to the south and southwest, dwellings to the east and north and a car park to the west.

5.3 The size, shape, pattern and finish of the proposed windows would match the existing windows of the building. Given the nature of the proposed alterations, it is considered that the development would not adversely impact upon the character and appearance of the existing building or the surrounding area.

5.4 For the reasons outlined above it is considered that the character and appearance of the existing building and the area will not be materially harmed by the development.

The impact on neighbouring land uses

5.5 Due to the position and location of the new windows, the proposal would not result in any loss of privacy or overlooking for the occupants of neighbouring properties above what is already experienced.

5.6 In line with policy CF/2 of the UDP, the proposal will have no unacceptable impact on the amenity of surrounding land uses, particularly residential, by reason of visual appearance, scale, noise or other nuisance.

- 5.7** Given the above, it is considered that the proposed alterations are compatible with neighbouring land uses.

Impact on highway safety

- 5.8** The proposed minor alterations to the building do not require any changes to the existing site access or parking layout. The proposal will not be detrimental to highway safety.

6 CONCLUSIONS

- 6.1** Planning permission is sought for the installation of 2 no. windows at first-floor level and the enlargement of an existing window at ground-floor level at Callaghan House, Cross Street, Heywood.
- 6.2** The proposed development would provide much needed sunlight and daylight within the building to allow a more comfortable working and community space for the occupants of and visitors to the building and would not result in any significant loss of amenity or privacy for the occupants of neighbouring properties or negatively impact on the character and appearance of the existing building or surrounding area.
- 6.3** The proposal does not raise any significant planning concerns. It is therefore concluded that the proposal complies with relevant policies in the Development Plan and that there are no other material considerations which count against the proposal. It is respectfully requested that planning permission be granted.



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