

Planning Statement:

**Proposed change of use to form 7nr apartments
at**

188-190 Spotland Road

Rochdale

OL12 7AF

Applicant: Zeeshan Mir

Date: November 2024

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Proposed change of use at 188-190 Spotland Road Rochdale
OL12 7AF

1.0 Site Address:

The former Carters Rest PH
188-190 Spotland Road
Rochdale
OL12 7AF

2.0 Contact Details:

Applicant:	Agent
Zeeshan Mir 100 Corver Cresent Hazlerigg Newcastle NE13 7FX	AJ Cocker Associates New Century House 176 Drake Street Rochdale OL16 1UP
t.	t. 01706 764 880
Contact: Mr Mir	Contact: Ian Stott

3.0 Description of site / building:

The application relates to the former Carters Rest PH which is located at nos. 188 - 190 Spotland Road. The property is currently vacant, having previously been converted to a house in multiple occupation (HMO) under planning permission that was approved in 2003. The property is currently in a dilapidated state with peeling paint and render, partially boarded up windows and an overgrown yard.

The application site is located in the Spotland Bridge Conservation Area and is itself a stone built two storeys building with attic rooms and part basement that is attached to no. 186 Spotland Road which is currently under use as a hot food takeaway. The property has undergone alterations in the past with third floor windows infilled and rear extensions.

To the immediate west of the site is an open grassed area of land that includes a mature tree and undesignated footpaths. Development to the north of the site is characterised by terraced residential properties.

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A Google Earth image of the building is reproduced below.



View of building

Continued...

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A Google Earth image of the site is reproduced below



View of site

Continued...

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4.0 Land Use:

Description

The building is currently vacant.

Planning Use:

According to the Rochdale Unitary Development Plan Map the building is in an area where the following UDP policies apply.

National Guidance

National Planning Policy Framework (NPPF) (February 2019)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO1 To deliver a more prosperous economy

SO3 To improve design, image and quality of place

SD1 Delivering sustainable development

C1 Delivering the right amount of housing in the right place

C6 Improving health and well being

P1 Improving image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

T2 Improving accessibility

G9 Reducing the impact of pollution, contamination and land instability

DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Guidelines and Standards for Residential Development SPD

5.0 Description of Development:

The applicants are keen to secure a long-term viable use for the building. Having undertaken market research, the applicant has concluded the only viable commercial use for the building is residential.

As a feasibility exercise, we have therefore provided an option for residential use for the ground, first and second floors of the building. Our floor plan layouts accompany this Statement, and the corresponding accommodation schedule is summarised hereunder for convenience.

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FLAT	AREA [s.m]	TYPE
1	46.2	1 bed 1 person
2	58.8	1 bed 2 person
3	37.2	1 bed 1 person
4	48.4	1 bed 1 person
5	38.4	1 bed 1 person
6	50.4	1 bed 2 person
7	51.3	1 bed 2 person

It can be seen that the apartments comply with the Technical Housing Standards – nationally described space standard.

6.0 Context:

6.1 Physical constraints to site:

The building forms part of the original linear development along Spotland Road. There is an undefined forecourt at the front of the premises. The rear yards are accessed from Silver Street. A hot food takeaway adjoins the premises.

6.2 Condition of existing building

Whilst the building is deteriorating, the basic structure is sound and capable of conversion for the intended use.

6.3 Social and Economic:

The site benefits from close proximity to the town centre with appropriate services and amenities available. This includes Metro and bus services hub.

6.4 Prior Approval

It is noted that the proposals to convert to Residential flats / houses would normally only require an application for Prior Approval C4 HMO to C3 flats. A Full Planning application is only required in this instance because of the alterations to the fenestration patterns / windows.

6.5 Heritage

188-190 Spotland Road and the adjoining property 186 Spotland Road are a group of 19th century non-designated heritage assets located in the Spotland Bridge

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Conservation Area. The buildings are easily identified on the First Edition O.S. Map and their architectural form depicts the local vernacular. The buildings have been considerably altered over recent years, including the infill of the second-floor windows, which has had a negative impact on their architectural quality. The properties have been vacant for some time, and this has led to considerable amounts of degradation. A full Heritage Report will accompany the application.

7.0 Design Principles and concepts:

7.1 Scale and massing:

There are no proposals to alter the scale and mass of the existing buildings.

7.2 Appearance:

There are no proposals to alter the external appearance save for replacing the windows and minor alterations to the fenestration patterns at the rear. In a positive intervention, the original infilled cottage windows to the front elevation are to be reinstated. The current thermally inefficient windows would be replaced with coloured plastic frames with suitable double-glazed units. Fenestration patterns would remain unchanged.

7.3 Landscaping and external works:

There is no option for soft landscaping within the site.

Existing street lighting will provide illumination for footpaths and access, supplemented by security lights fixed to the building at the rear.

The rear overgrown yard will be cleared to bring back into use this paved area.

7.4 Servicing.

A bin store will be formed in the rear yard for the residents. On bin collection day, the residents will be required to place their bins on the footpath on Silver Street / Molyneux Street and return after emptying.

7.5 Amenity

The flats each have good daylighting and ventilation.

Mitigation measures against any potential external noise disturbance can be readily implemented, and the peaceful enjoyment of the apartments can be ensured. This would be effected by acoustically rated glazing and frames to the

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Spotland Road elevation windows together with centralised mechanical extract ventilation with acoustic airbricks to provide background trickle ventilation.

8.0 Inclusive Design:

The property will be fully compliant under Part M of the Building Regulations.

9.0 Access to the Development / Public Transport:

The premises are readily served by public transport including bus routes [very close to the property], together with the railway station and metro Tram Stop within convenient distance.

10.0 Energy Statement:

The premises will be converted with due regards to Approved Document L thus providing an energy efficient building with suitably insulated external fabric and modern heating installations provided with efficient heat source and controls.

It is not appropriate or necessary to include within this statement detailed specifications for types of insulation, windows, doors and ventilation systems. However, these matters will be adequately dealt with under Building Regulation consent.

11.0 Conclusions:

The current use of the building is economically unsustainable. Market research undertaken by the applicant determines that there is a demand for residential accommodation in this area. The premises lend themselves to conversion and this is a sustainable location for residential use. If left to deteriorate, the buildings will be at risk.

We would therefore hope that the council would feel it appropriate to support this proposal.