



Planning Statement

Practice: Building Design Services

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bds

**418 Bury Road
Rochdale
OL11 5EU**

**Application for the Erection of a storage unit (Use
Class B8) to the rear of 236 Yorkshire Street,
Rochdale, OL16 2DP, accessed from Buckley Street**

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1. INTRODUCTION

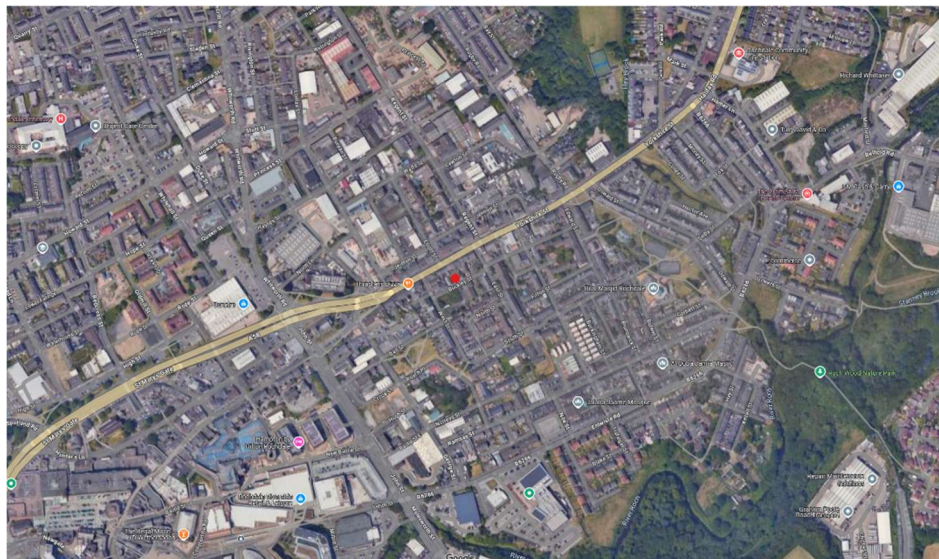
- 1.1 This Planning Statement has been prepared by Building Design Services on behalf of the applicant in support of a full planning application for the Erection of a storage unit (Use Class B8) to the rear of 236 Yorkshire Street, Rochdale, OL16 2DP, accessed from Buckley Street. The proposal seeks to create a secure and weatherproof unit for the storage of building materials and tools, including plasterboard and trade equipment, to support the applicant's work. The land to the rear is in the applicant's sole ownership, independently registered on the Land Registry, and is entirely separate from the shop premises located at the front of the site, which are owned and operated by a different party. The proposed development has no connection with the commercial unit and will not result in any changes to its use, operation, or access. The storage unit will be used exclusively by the applicant and will not involve any public access, staff, or external deliveries. Access will be taken from the rear service lane only, and the development will not give rise to any noise, odour, traffic, or other impacts affecting neighbouring occupiers. The structure has been designed to be modest, functional, and appropriate for its setting, with materials chosen to reflect its practical purpose while maintaining a low visual profile. The proposal represents a sustainable and proportionate use of underutilised land within an established urban area and is fully in accordance with relevant local and national planning policy.
- 1.2 The application relates solely to the erection of the proposed storage unit on the Land to the rear of 236 Yorkshire Street, Rochdale, OL16 2DP, and does not involve or affect the retail premises located at the front of the site, which are under entirely separate ownership and management. The shop will continue to operate independently as existing, with no functional, operational, or physical connection to the development proposed. The rear yard where the unit is to be constructed is in the freehold ownership of the applicant, as evidenced by Land Registry documentation. This area of land has historically remained unused and presents an ideal location for small-scale, ancillary development of the type proposed. The unit will provide the applicant with a dedicated, secure facility to store construction materials and tools required for their trade, enabling them to operate efficiently without relying on external storage facilities. The structure will not be used for any commercial activity, sales, or public interaction, and its use will be limited solely to the applicant on a private basis.
- 1.3 The proposed storage unit will be single-storey in height and constructed using corrugated metal sheeting, selected for its durability, weather resistance, and suitability for securely housing tools and construction materials. The structure will be modest in scale, as shown on the submitted plans, and sited entirely within the applicant's private rear curtilage, away from any public view and without affecting the character of the surrounding area. Access to the unit will be taken from the rear service lane, which is already used for bin access and servicing, and no alterations are proposed to the existing access arrangements. There will be no vehicle movements associated with the development beyond the applicant's own use, and no deliveries, collections, or third-party visits will occur. The use is entirely private, with no noise, smell, or operational impact expected. The structure has been carefully located to ensure that it does not affect the amenity of neighbouring occupiers, and its design ensures it remains visually unobtrusive and in keeping with its intended function.
- 1.4 The site lies within the defined boundary of Rochdale's urban area and forms part of a recognised Local Centre, as designated under the Rochdale Unitary Development Plan (UDP). As such, development proposals in this location are expected to respect the commercial and community role of the area while supporting appropriate and sustainable land use. The proposed storage unit will not result in the loss of any active frontage, commercial floor space, or community facility, nor will it undermine the viability or function

of the Local Centre in any way. Instead, it represents a low-impact and ancillary development that makes practical use of an underutilised rear yard. The proposal aligns with Policy S/6 of the UDP, which seeks to safeguard the role of local centres, and is further supported by Core Strategy Policy E1, which encourages efficient use of land, supports local enterprise, and promotes the continued viability of town and district centres. The scheme is wholly compatible with these objectives and poses no conflict with the character or purpose of the surrounding area.

2. SITE AND SURROUDINGS

2.1 The application site comprises the rear yard of 236 Yorkshire Street, a mid-terrace property located within a defined Local Centre in Rochdale. The site is situated in a mixed-use area with commercial premises along the main frontage of Yorkshire Street and a variety of residential and service uses in the immediate vicinity. The specific area proposed for development is located behind the existing shop premises and is accessed via a rear service lane which runs parallel to the main street. The yard is rectangular in shape, enclosed by existing boundary treatments, and currently underutilised. It is not visible from the main road and has no formal built structures on it at present. The land is within the freehold ownership of the applicant and is physically and legally separate from the shop fronting the street.

2.2 The surrounding area is characterised by a mix of small independent retail units, takeaways, and residential properties, consistent with the typical makeup of a Local Centre in Rochdale. Yorkshire Street serves as a well-established commercial corridor with good access to public transport, including regular bus services along the main road. To the rear of the properties, a network of service lanes provides informal access for deliveries, refuse collection, and yard-based storage or servicing. The rear curtilages along this stretch of Yorkshire Street are varied in their use, with many accommodating outbuildings, sheds, or small extensions. The site is not within a conservation area, is not subject to any heritage or environmental constraints, and lies outside of any designated flood risk zone. Its back land setting and contained nature make it well-suited for low-key, ancillary development that does not interfere with the function or appearance of the primary street frontage.



Above: Aerial Image indicating the property with local amenities within walking distance to the south and open space to the north.



Above: Front elevation of application property.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal seeks full planning permission for the Erection of a storage unit (Use Class B8) to the rear of 236 Yorkshire Street, applicant's private yard (accessed from Buckley Street). The structure will be constructed using corrugated metal sheeting for both the roof and walls, offering a practical and durable solution suitable for long-term storage of building materials such as plasterboard, timber, tools, and trade equipment. The design is deliberately simple and functional, reflecting the purely ancillary nature of the unit. The proposed footprint and height are modest and proportionate to the size of the yard, ensuring that the structure remains subordinate to the surrounding buildings and has no overbearing impact on adjacent land uses. The location within the enclosed rear yard ensures that the development is screened from public view and does not interfere with the operation of the shop at the front or the character of the wider street scene.
- 3.2 Access to the proposed storage unit will be taken solely from the existing rear service lane, which is already used by neighbouring properties for similar servicing and refuse collection purposes. There will be no changes to the access arrangements, and no alterations are proposed to the boundaries or public realm. The storage unit will be used exclusively by the applicant on a private basis, and there will be no staff, visitors, or deliveries associated with its use. The applicant will access the unit occasionally to collect or store tools and materials as required for their trade. These activities will not involve any noise-generating operations, vehicle movements beyond the applicant's own car or van, or any form of public access. As such, the development will not give rise to any adverse impact on neighbouring occupiers, traffic flow, or local amenity.
- 3.3 The proposed unit will not be used for any commercial, industrial, or retail activity, and will not generate any form of public interaction or trade from the premises. There will be no external signage, lighting, or advertising associated with the development. The structure is intended solely as a secure and private facility to support the applicant's work and will operate entirely within the quiet and self-contained nature of the site. Given its enclosed location, small scale, and passive use, the proposal will not give rise to any material change in the use or character of the site, nor will it have any adverse effect on the vitality, viability, or appearance of the Local Centre. The development represents an appropriate and low-impact use of urban land that is well suited to its location and function.

4. CASE LAW

- 4.1 The site is located within a designated Local Centre as defined by the Rochdale Unitary Development Plan (UDP). Policy S/6 – District and Local Centres is applicable and seeks to ensure that development within these centres maintains or enhances their role, character, and viability. The proposed storage unit does not conflict with the aims of this policy, as it does not involve the loss of any retail frontage, active use, or service function. The development is situated at the rear of the property, out of view from the public realm, and has no impact on the commercial function or footfall of the centre.
- 4.2 Rochdale's Core Strategy Policy E1 – Establishing Thriving Town, District and Local Centres promotes sustainable development and the diversification of uses that contribute to the vitality and functionality of local centres. While the proposal does not introduce a commercial use, it supports local enterprise by enabling the applicant to securely store trade-related equipment in a way that does not undermine neighbouring uses or compromise visual amenity. The scheme makes efficient use of underutilised land and respects the broader character of the area, aligning with the policy's objectives of supporting small-scale economic activity in appropriate forms.
- 4.3 At national level, the National Planning Policy Framework (NPPF) encourages the effective use of land within urban settings and supports development that responds positively to local character, provides practical benefits, and avoids unacceptable impacts on amenity or the environment. The proposed storage unit reflects these principles by delivering a functional, well-contained development with no adverse effect on surrounding properties, highway safety, or the wider area.

5. ASSESSMENT

- 5.1 The proposed development is considered to be entirely appropriate in terms of its scale, design, and location. The storage unit is modest in size, single-storey in height, and constructed from materials that are suitable for its intended use without being visually intrusive. It is positioned within a private rear yard that is not visible from the public highway, and its siting ensures that it will not have any overbearing or overshadowing effect on neighbouring occupiers. The unit will not result in any intensification of use or change in character of the site, nor will it generate additional traffic, noise, or activity beyond occasional access by the applicant. As such, the proposal is considered to comply fully with the requirements of UDP Policy S/6 and Core Strategy Policy E1, as well as the overarching principles of sustainable development set out in the NPPF.
- 5.2 The nature of the proposed use is passive and low-key, with no external impacts anticipated. There will be no visiting staff, no public access, and no regular deliveries or collections. The only vehicle movement associated with the development will be occasional visits by the applicant using a private vehicle, which will not place any additional pressure on the surrounding highway network. The structure is not intended to accommodate any form of business activity or generate footfall and will not lead to any disturbance in terms of noise, smell, lighting, or general activity. As such, the proposal will have no adverse effect on residential or commercial amenity, and its limited operational footprint ensures it remains entirely compatible with the mixed character of the area.
- 5.3 Overall, the proposal represents a practical and proportionate form of development that makes efficient use of a previously underutilised rear yard without compromising the role, function, or appearance of the Local Centre. The structure has been sensitively designed and sited to ensure that it does not impact neighbouring properties, the public realm, or the operation of the existing shop unit, which is in separate ownership and unaffected by the development. Given its limited scale, private use, and absence of any material harm, the proposal is fully in accordance with local and national planning policy and should be viewed as a sustainable and acceptable addition to the site.

6. CONCLUSION

- 6.1 The proposed development seeks to introduce a small-scale, Erection of a storage unit (Use Class B8) to the rear of 236 Yorkshire Street, accessed from Buckley Street, for the sole use of the applicant in connection with their trade. The unit is modest in design, sensitively located, and will operate in a passive, ancillary manner, generating no commercial activity, public access, or external impact. It has been carefully designed to respect the surrounding context and will not affect the appearance, function, or amenity of the existing Local Centre.
- 6.2 The proposal accords with the aims of UDP Policy S/6 and Core Strategy Policy E1 by supporting small-scale local enterprise in a manner that preserves the character and viability of the Local Centre. It also aligns with the principles of the National Planning Policy Framework, which encourages the effective use of land, promotes sustainable development, and proposes measures that do not give rise to adverse amenity or environmental impacts. The development will have no detrimental effect on neighbouring properties, local traffic conditions, or the wider streetscape
- 6.3 In light of the above, it is respectfully requested that Rochdale Borough Council grant planning permission for the proposed storage unit, as it represents a low-impact, policy-compliant development that makes efficient use of private land without causing harm to the amenity, character, or function of the surrounding area.