

PLANNING STATEMENT



For: Daniel Hall

Regarding: Ground Floor
1 Mellor Street
Rochdale
OL12 6XD

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Introduction and Background

1.0 Introduction

1.1.1 This Planning Statement accompanies a full planning application for:

CHANGE OF USE OF GROUND FLOOR RETAIL UNIT TO A 2 PERSON 1 BEDROOM FLAT, REMOVAL AND INFILLING OF SHOP FRONT AND INSTALLATION OF NEW DOOR AND WINDOW TO FRONT, AND NEW WINDOW TO THE REAR.

1.1.2 The change of use from Class E to Class C3 is permitted development under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, planning permission is not required for the change of use, but is included here rather than submitting a separate Prior Approval application.

1.1.3 However, planning permission is required for the external alterations, which are not covered by Class MA. A single full application is submitted for clarity and to provide the Local Planning Authority with a complete package of information.

1.1.4 The retail unit has been vacant for several years and the application relates solely to the ground floor. The first floor is part of an existing House in Multiple Occupation (HMO) in combination with the adjoining property at No. 3.

2.0 Location and Amenities

2.1.1 The site at 1 Mellor Street is located within the town of Rochdale in the Metropolitan Borough of Rochdale, Greater Manchester, in the North West of England. Rochdale lies approximately ten miles north-north-east of Manchester, situated within the valley of the River Roch. The property therefore benefits from being positioned within an established urban centre that forms part of the wider Greater Manchester conurbation, offering both local character and strong regional connectivity.

2.1.2 Local shops and everyday facilities are readily accessible from the site. Rochdale town centre provides a broad mix of retail outlets, cafés, restaurants, and services, including both national brands and independent businesses. Larger shopping and leisure facilities are available within the Riverside development and surrounding pedestrianised areas. A good range of medical services, including GP surgeries, dental practices and opticians, are located throughout the local area, ensuring day-to-day needs can be met conveniently.

2.1.3 Transport links serving the area are generally good. Several local bus routes operate along Mellor Street and the surrounding roads, with stops located within a short walking distance and providing frequent services to Rochdale town centre, neighbouring districts, and Manchester. Rochdale railway station is approximately 1.5 to 2 miles from the site and offers regular services towards Manchester and other regional destinations. Road connections are strong, with the A627(M) and other major routes accessible within a short drive, enabling efficient travel across Greater Manchester and links to the wider motorway network.

3.0 Site and Surroundings

- 3.1.1 The property forms the end of a traditional brick-built residential terrace on Mellor Street and would not doubt have initially been used as a house prior to conversion to its most recent retail use. The surrounding area is predominantly residential, with pockets of former commercial premises now in residential use.
- 3.1.2 The subject property is constructed in Accrington-style red brick, which will be matched in all proposed new brickwork, under dual pitched slated roofs.
- 3.1.3 The ground floor comprises a disused retail unit with a deteriorated shopfront. The rear includes an unmade yard.
- 3.1.4 The first floor comprises part of a House in Multiple Occupation in combination with no.3 Mellor Street.

4.0 Proposed Development

- 4.1.1 The proposal includes:
- Conversion to a 1b2p residential flat (GIA 57.1m²), compliant with Nationally Described Space Standards.
 - Removal of the existing shopfront and infilling with matching Accrington-style brickwork.
 - New composite front door and mock-sash white uPVC window.
 - New rear window in a newly formed opening, matching proportions of existing openings.
 - Enclosed rear garden with grass, footpaths, and new 1.8m fencing and gate.
 - External steps and new basement doorway, providing access to retained storage.
- 4.1.2 These works are shown on Drawing No. 25034-01A (Existing and Proposed Plans & Elevations).

5.0 Planning Policy Review

5.1 National Planning Policy Framework (NPPF)

- 5.1.1 The proposal supports Chapter 11: Making Effective Use of Land by bringing a long-vacant commercial property back into beneficial use. It also complies with Chapter 12: Achieving Well-Designed Places, as the external elevations use matching materials and improve the building's appearance. Increasing residential provision aligns with the NPPF objective of boosting housing supply.

5.2 Rochdale Core Strategy (2016)

- 5.2.1 Relevant policies include:
- 5.2.2 C1 – Delivering the Right Amount of Housing

- The scheme supports housing delivery by providing a high-quality 1-bedroom unit within an existing building, making sustainable use of land.

5.2.3 C3 – Housing Quality

- The proposed flat meets space standards, provides good natural light, and offers dedicated amenity space, thus complying with Policy C3.

5.2.4 P2 – Protecting and Enhancing Character, Landscape and Heritage

- The proposal uses matching brickwork and sensitive window/door design that respects the character of the surrounding area and buildings.

5.2.5 P3 – Improving Design

- The new elevations present a more attractive and coherent frontage compared to the existing shopfront and roller shutter, enhancing streetscene character.

5.2.6 P4 – Protecting Local Environment

- There are no adverse environmental impacts. The use is compatible with adjacent residential development.

5.2.7 DM1 – General Development Requirements

- The proposal meets all requirements for amenity, privacy, design, and functionality. The new rear garden improves outdoor amenity. Adequate refuse storage can be provided.

5.3 Unitary Development Plan Saved Policies

- 5.3.1 The proposal does not prejudice any saved policies. External alterations remain in keeping with local character.

6.0 Design Considerations

- 6.1.1 The materials have been selected to integrate seamlessly with the existing building:

- Accrington-style brick to match existing.
- White uPVC mock-sash windows consistent with upper floor windows.
- Composite front door.

- 6.1.2 The design is sensitive and modest, removing an obsolete commercial frontage and reinstating domestic proportions consistent with the building's original character.

7.0 Transport and Parking

- 7.1.1 The property is in a sustainable location with access to public transport and local services. Small 1-bedroom flats typically have low car demand. The proposal does not require off-street parking and does not increase traffic generation.

8.0 Residential Amenity

8.1.1 The proposed flat provides:

- Compliant internal space standards.
- Adequate daylight to habitable rooms.
- A private rear garden.
- No harmful impact on neighbouring residential units.

9.0 Conclusion

9.1.1 The change of use is permitted under Class MA and requires no planning permission. The external alterations require planning consent and fully comply with all relevant local and national planning policies. The proposal makes positive use of a vacant building, enhances the appearance of the property, and provides high-quality residential accommodation.

9.1.2 Planning permission should therefore be granted.

APPENDIX II – General Photographs



Photograph 1. Front elevation



Photograph 2. Street scene context



Photograph 3. Aerial view



Photograph 4. Context view from rear



Photograph 5. Rear elevation



Photograph 6. Existing yard



Photograph 7. Internal view



Photograph 8. Internal view



Photograph 9.

Basement