



144 New Walk
Leicester
LE1 7JA

Dated: 20th of November, 2025

Reference: A2125-03-01

Dear Case Officer,

RE: Planning Statement

Description	Commercial Development Extension of Class E b) premises
Application Type	Full Planning
Location	80, Queensway, Rochdale, OL11 1TJ

This Planning Statement has been prepared by Astill Planning Consultants on behalf of the applicant in support of an extension of a Class E b) premises at 80, Queensway, Rochdale, OL11 1TJ.

1.0 Introduction:

1.1 This planning statement has been prepared by Astill Planning Consultants on behalf of the applicant in support of an application for the extension of a Class E b) premises at 80, Queensway, Rochdale, OL11 1TJ. The purpose of this statement is to set out the proposals for the site and provide planning justification for these:

- Analysis of the application site and the surrounding area.
- Description of the proposed development
- Planning policy and other considerations.
- Assessment & Conclusion

2.0 Application Site & Surroundings

- 2.1 The application site comprises of approximately 640 m² of building and grounds in an existing Class E b) premise.
- 2.2 The property comprises a two-storey property of red brick construction. It features a ground-floor shop unit, currently occupied by 'Di's Deli', with residential accommodation on the first floor. To the rear of the property there is a medium size garden space.
- 2.3 The site's front elevation faces onto the A664 (Rochdale Bypass), which is separated from the road by a pavement and a small area providing parking for up to two cars. The front elevation features large windows and a door providing access into the deli, with prominent signage above.
- 2.4 The site is situated in a mixed-use area. It neighbours residential dwellings separated by Greenfield Lane on one side and a large car dealership (Stoneacre Rochdale) on the other.

3.0 Proposal:

- 3.1 The proposed development comprises a front and side glazed extension to the ground floor of the property, a front extension to the first floor and additional external and internal alterations. These extensions will feature glass signal black RAL 9004 frames.
- 3.2 The retail unit will be accessed via a door off the front of the property leading into the ground floor space.
- 3.3 The side and front extensions will allow for the ground floor to host a large open plan dining space featuring five group seating areas. There will also be space for an accessible toilet facility.
- 3.4 A new kitchen and back-of-house area is located to the rear of the unit, providing dedicated space for food preparation and storage. There is also a freezer and cold room.
- 3.5 The top floor will also feature a large open plan dining area providing six group seating spaces. It will also feature three couples seating spaces and a bathroom facility. The first floor will also see the addition of a balcony to the front elevation of the property.

4.0 Planning Policy:

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 require that planning applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The Local Development Plan for the purposes of this planning application comprises the:
 - **Rochdale Borough Council Adopted Core Strategy (2016)**
 - **Saved Policies of Rochdale Borough Council Unitary Development Plan (June 2006)**

Relevant Policies:

Rochdale Borough Council Adopted Core Strategy (2016)

- SO1 Delivering a More Prosperous Economy
- SO2 Creating Successful and Healthy Communities
- SO3 Improving Design, Image and Quality of Place
- SO4 Promoting a Greener Environment
- SO5 Improving accessibility and delivering sustainable transport
- DM1 General development requirements

Saved Policies of Rochdale Borough Council Unitary Development Plan (June 2006)

- Policy G/D/1 Defined Urban Area

5.0 Assessment & Conclusion:

- 5.1 The proposed development comprises of a front and side glazed extension to the ground floor of the property, a front extension to the first floor and additional external and internal alterations. The premises will increase by 79 m² in total.
- 5.2 The existing lawful use of the premises as a Class E b) and the proposal represents a small increase in area. The proposed single-storey front and side extension will be of an aluminum framed (signal black RAL 9004), glazed construction ensuring a high standard of design.
- 5.3 In conclusion, the proposed scheme complies with both national and local planning policies. Therefore, in line with paragraph 11 of the NPPF, it is respectfully requested that the proposed development is determined in accordance with the presumption in favour of sustainable development and is approved without delay.