



Planning Statement

Practice: Building Design Services

March 2026



bds

Address:
585 Oldham Road
Rochdale
OL16 4SU

Proposed:
Proposed Single Storey Ancillary Building to Existing
Nursery (Pinecone Nursery)

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1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of the applicant in support of a full planning application for the erection of a single-storey ancillary building within the curtilage of 585 Oldham Road, Rochdale, OL16 4SU.
- 1.2 The site is currently operating as Pinecone Nursery, an established childcare facility serving the local community. The proposal seeks permission for a modest single-storey building to support the existing nursery use. The development is entirely ancillary in nature and does not introduce a new commercial activity or change the lawful use of the premises.
- 1.3 The proposed building is required to provide additional internal accommodation to assist with the operational needs of the nursery. The development does not increase the number of children attending the nursery, does not increase staff numbers, and does not extend operating hours.
- 1.4 This statement demonstrates that the proposal represents proportionate and sustainable development within the defined urban area. The scheme complies with the relevant policies of the Rochdale Core Strategy and the National Planning Policy Framework and does not give rise to unacceptable impacts on highway safety, residential amenity, or character.

2. Site And Surroundings

- 2.1 The application site relates to 585 Oldham Road, Rochdale, a property located within the defined urban area of the Borough. The site occupies a prominent position along Oldham Road, a primary route connecting Rochdale Town Centre with surrounding residential neighbourhoods and neighbouring districts. Oldham Road is characterised by a mix of residential properties, local services, small-scale commercial premises and community facilities, reflecting its function as an established urban corridor.
- 2.2 The property itself comprises a substantial building currently operating as Pinecone Nursery. The building sits within a defined curtilage, which includes hard-surfaced areas to the rear used for parking and servicing. The site currently provides 11 marked-off-street parking bays that serve staff and operational requirements associated with the nursery.
- 2.3 Access to the site is taken directly from Oldham Road, a well-used and accessible route benefiting from public transport services, pedestrian footways and established highway infrastructure. The surrounding area is served by bus routes and is within reasonable walking distance of nearby residential communities. The site, therefore, occupies a sustainable location where community uses are appropriately located.
- 2.4 To the north and south of the site are predominantly residential properties of varying scale and form. The character of development along this stretch of Oldham Road is mixed, with buildings of differing ages and architectural styles. The immediate context does not form part of a conservation area, nor is the site subject to heritage designation or other landscape constraints.
- 2.5 To the rear of the property are further residential and service areas typical of urban backland arrangements. The yard area within the curtilage is enclosed and visually contained. It does not form part of the primary street frontage and is not a visually sensitive open space.
- 2.6 The site is not located within a designated flood risk zone and does not fall within any area of ecological or environmental designation. It is previously developed land and forms part of Rochdale's established built fabric.
- 2.7 Overall, the site represents a sustainable urban location within an established mixed-use area, where community facilities such as nurseries are appropriately situated and where modest ancillary development within an existing curtilage can be accommodated without harm to wider character or infrastructure.

3 Existing Use

- 3.1 The property at 585 Oldham Road is currently operating as Pinecone Nursery, an established childcare facility serving the local community. The building has been fitted out for use as Pinecone Nursery and is intended to operate as a childcare facility serving the local community. The nursery is preparing to open and will operate between the hours of 7.30 am and 6.00 pm, Monday to Friday.
- 3.2 The nursery operates between the hours of 7.30 am and 6.00 pm, Monday to Friday. Staffing levels typically range between approximately 7 and 10 members of staff, depending on daily operational requirements and child attendance ratios.
- 3.3 The nursery has an estimated operational capacity of approximately 40 children, subject to confirmation following Ofsted inspection and regulatory assessment. The current use of the building is therefore as a childcare facility providing early years education and care services within a defined urban area.
- 3.4 The nursery use is already established at the site and forms part of the existing community infrastructure serving surrounding residential neighbourhoods. The proposal does not seek to change the lawful use of the premises and does not introduce a new commercial activity.
- 3.5 Importantly, the existing operational characteristics of the nursery will remain unchanged. There will be:
 - No increase in the number of children attending the nursery
 - No increase in staff numbers
 - No extension of operating hours
 - No change to drop-off and collection periods
 - No change in the nature of activities carried out on site
- 3.6 The nursery currently operates within the existing parking and highway context, utilising the on-site parking provision and surrounding road network during peak drop-off and collection periods.
- 3.7 The existing site provides 11 marked off-street parking bays within the curtilage of the property. These spaces currently serve staff and operational requirements associated with the nursery.
- 3.8 The proposal is therefore considered in the context of an established and functioning nursery use, and not as a new or intensified activity at the site.

4 Proposed Development

- 4.1 The application seeks full planning permission for the erection of a single-storey building within the existing curtilage of Pinecone Nursery at 585 Oldham Road.
- 4.2 The proposed structure is modest in scale and designed to sit within the rear hard-surfaced area of the site. The building is rectangular in footprint and single storey in height, incorporating a simple pitched roof form. External materials are proposed to comprise brick walls with a tiled roof, together with uPVC windows and doors. The design is functional and proportionate, reflecting its ancillary role within the site.
- 4.3 The building will be used solely in connection with the existing nursery operation. It will provide additional internal accommodation to support the day-to-day functioning of the nursery, enabling improved organisation of internal space within the main building.
- 4.4 The proposed development does not constitute a separate commercial unit. It will not operate independently, will not be accessible to the public as a standalone facility, and will not accommodate a different planning use. The building remains entirely ancillary to the established nursery use.
- 4.5 Crucially, the proposal does not result in:
 - An increase in child capacity
 - An increase in staff numbers
 - An extension of operating hours
 - Additional external play provision
 - Intensification of activities on site
- 4.6 The operational characteristics of the nursery will remain unchanged. The additional space is required for internal reorganisation and operational support, rather than expansion of the nursery's intake.
- 4.7 The development will result in the loss of two existing parking bays within the rear yard area. The site currently provides 11 marked bays, and following construction, 9 bays will remain available. The implications of this are addressed in detail within the Highways and Parking section of this statement.
- 4.8 The proposal represents a modest and proportionate addition within an established site boundary, designed to support and enhance the functioning of an existing community facility.

5 Principle of Development

- 5.1 The site lies within the defined urban area of Rochdale, where development is supported in principle, subject to compliance with relevant development plan policies and material considerations.
- 5.2 The proposal does not involve a change of use. The lawful use of the premises as a nursery will remain unchanged. The application seeks permission for a modest ancillary building within the existing curtilage of an established childcare facility.
- 5.3 Community uses such as nurseries are appropriate within sustainable urban locations where they serve surrounding residential areas and benefit from established infrastructure and public transport links. The site's location along Oldham Road provides accessible connections to nearby neighbourhoods and is consistent with the principles of sustainable development set out within the National Planning Policy Framework.
- 5.4 The proposal represents the expansion of accommodation within the boundary of an existing site rather than the introduction of a new standalone facility. The building remains subordinate to the main nursery structure and does not alter the site's overall character or function.
- 5.5 Rochdale Core Strategy Policy DM1 requires development proposals to demonstrate that they are appropriate in scale, design and impact, and that they do not result in unacceptable harm to amenity or highway safety. The proposed development is modest in scale, contained within the rear yard area, and does not intensify the established use.
- 5.6 The National Planning Policy Framework promotes sustainable development within existing urban areas and supports the effective use of previously developed land. The proposal utilises an existing hard-surfaced area within the site's curtilage and does not extend development beyond the established boundary.
- 5.7 Importantly, the proposal does not increase nursery capacity, staff numbers, or operational hours. As such, the principle of development is not one of expanding use, but rather of improving and reorganising existing accommodation.
- 5.8 The development is therefore considered acceptable in principle as a proportionate and sustainable addition to an established community facility within the urban area.

6 Design And Character

- 6.1 The proposed building has been designed to be modest, functional and subordinate to the existing nursery building. Its scale, form and materials reflect its ancillary role within the site and ensure that it integrates appropriately within the established context.
- 6.2 The structure is single-storey in height with a simple pitched roof form. This ensures that the building remains visually secondary to the existing two-storey nursery building and avoids any overbearing presence on the site. The ridge height is proportionate and consistent with typical small-scale ancillary structures found within urban plots.
- 6.3 The proposed materials comprise brick walls with a tiled roof, together with uPVC windows and doors. These materials are commonly used within the surrounding area and are compatible with the existing building. The use of brick ensures durability and visual continuity, whilst the tiled roof provides a traditional finish consistent with the character of the locality.
- 6.4 The building is positioned within the rear yard area of the site, away from the primary street frontage along Oldham Road. As a result, it will not be visually prominent within the wider streetscape. The development will be largely screened from public view by the existing built form and boundary treatments.
- 6.5 The proposal does not alter the appearance of the main building, nor does it introduce incongruous design features. It remains a contained addition within the site boundary and does not extend development into open or sensitive areas.
- 6.6 The surrounding context along Oldham Road is varied in architectural style and scale, comprising residential properties, small commercial premises and community uses. In this context, a modest single-storey ancillary structure located to the rear of the site does not conflict with the prevailing character.
- 6.7 Overall, the proposal is considered to comply with Core Strategy Policy DM1 in respect of design quality and contextual response. The scale and appearance of the building are appropriate to its setting and purpose, and the development does not harm the character or visual amenity of the area.

7 Residential Amenity

- 7.1 The impact of the proposed development on neighbouring residential amenity has been carefully considered.
- 7.2 The proposed building is single storey in height and positioned within the rear yard of the site. Its scale and footprint are modest, and it remains subordinate to the main nursery building. The structure will not give rise to overbearing impact, excessive overshadowing, or loss of outlook to neighbouring properties.
- 7.3 The development does not introduce additional windows that would create overlooking issues beyond the existing relationship between properties. The building is inward facing within the site and does not materially alter established privacy conditions.
- 7.4 Importantly, the proposal does not intensify the existing nursery use. There will be:
- No increase in the number of children
 - No increase in staff numbers
 - No extension of operating hours
 - No additional external play space
 - No new outdoor activity areas
- 7.5 The nursery already operates between 7.30 am and 6.00 pm. These operational characteristics will remain unchanged.
- 7.6 As there is no increase in capacity, the level of activity, vehicle movements and general site comings and goings will remain consistent with the existing situation.
- 7.7 The proposal does not introduce new plant equipment, external lighting, or additional noise-generating activity beyond that associated with the established use.
- 7.8 Given the modest scale of the building and the absence of intensification, the development does not result in an unacceptable impact upon neighbouring residential amenity.
- 7.9 The proposal is therefore considered to comply with Core Strategy Policy DM1 in respect of protecting the amenity of existing and future occupants.

8 Highways And Parking

- 8.1 The impact of the proposed development on parking provision and highway safety has been carefully assessed.
- 8.2 The site currently provides 11 marked off-street parking bays within the rear yard area. These spaces serve staff and operational requirements associated with the existing nursery use.
- 8.3 Following the construction of the proposed ancillary building, 9 parking bays will remain available on site. The proposal, therefore, results in the loss of two bays.
- 8.4 It is important to emphasise that the development does not increase the operational capacity of the nursery. There will be:
- No increase in child numbers
 - No increase in staff numbers
 - No extension of operating hours
 - No intensification of use
- 8.5 As such, trip generation associated with the nursery will remain unchanged. The proposal does not introduce additional vehicle movements beyond those currently occurring.
- 8.6 The nursery already operates within the existing highway environment on Oldham Road. The proposal does not alter access arrangements, drop off patterns, or servicing arrangements.
- 8.7 Oldham Road is a principal urban route served by public transport and established pedestrian infrastructure. The site benefits from accessibility to surrounding residential areas and existing on-street parking provision within the vicinity.
- 8.8 Whilst two parking bays are removed, 9 off-street spaces remain available to serve the nursery. Given that there is no increase in operational demand, the reduction does not result in material intensification or unacceptable highway impacts.
- 8.9 Paragraph 111 of the National Planning Policy Framework states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or if the residual cumulative impacts on the road network would be severe.
- 8.10 In this case:
- The nursery use is established
 - Capacity is not increasing
 - Trip generation remains the same
 - 9 off-street spaces remain available
 - Access arrangements remain unchanged
- 8.11 There is no evidence to suggest that the residual impact of the proposal would be severe.
- 8.12 The development therefore complies with Core Strategy Policy T2 and DM1 and does

not give rise to unacceptable highway safety concerns.

9 Planning Balance

- 9.1 The proposed development represents a modest and proportionate addition within the established curtilage of Pinecone Nursery at 585 Oldham Road.
- 9.2 The nursery is an existing and functioning community facility serving the surrounding area. The proposal does not introduce a new use and does not intensify the existing operation. There is no increase in child capacity, staff numbers, or operating hours.
- 9.3 The development remains contained within previously developed land and does not extend beyond the established site boundary. The building is single-storey, subordinate in scale, and positioned to the rear of the site, where it will not harm the character of the wider streetscape.
- 9.4 In terms of amenity, the proposal does not give rise to unacceptable impacts. There is no intensification of activity, no additional external play provision, and no material change to the relationship with neighbouring properties.
- 9.5 In highway terms, whilst two parking bays are removed, nine off-street spaces remain available. As the nursery's operational characteristics remain unchanged, there is no increase in trip generation. The proposal, therefore, does not result in severe residual impacts in accordance with Paragraph 111 of the National Planning Policy Framework.
- 9.6 The development supports the continued operation and improvement of an established childcare facility within a sustainable urban location. The proposal makes efficient use of existing land and enhances the functionality of community use without giving rise to material harm.
- 9.7 When assessed against the Development Plan as a whole and national policy guidance, there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the proposal.
- 9.8 Accordingly, the planning balance weighs in favour of granting planning permission.

10 Conclusion

- 10.1 This Planning Statement has been prepared in support of the proposed erection of a single-storey ancillary building within the curtilage of Pinecone Nursery at 585 Oldham Road, Rochdale.
- 10.2 The proposal represents a modest and proportionate development designed to support the continued operation of an established childcare facility. The building is ancillary in nature and does not introduce a new use, increase child capacity, increase staff numbers, or extend operating hours.
- 10.3 The development is appropriately located within the defined urban area and makes efficient use of previously developed land. The scale and design of the building are subordinate to the main nursery structure and do not harm the character or appearance of the area.
- 10.4 The proposal does not give rise to unacceptable impacts on neighbouring residential amenity. There is no intensification of use and no material change to existing operational patterns.
- 10.5 Whilst two parking bays are removed, nine off-street spaces remain available. As the proposal does not increase operational capacity, there is no increase in trip generation and no severe residual highway impact in accordance with Paragraph 111 of the National Planning Policy Framework.
- 10.6 The development complies with the relevant policies of the Rochdale Core Strategy and national planning guidance. There are no material considerations that would justify refusal.
- 10.7 Planning permission should therefore be granted.