



Officers Report

Case Reference: PL/2025/1220
Location: 585 Oldham Road, Rochdale, OL16 4SU
Proposal: Erection of single-storey off building on land at rear of car park at existing premises
Recommendation: Approve with Conditions
Officer: Luke Rigby

SITE

The application site consists of 'Pinecone Nursery', a detached building located to the east of Oldham Road. The existing building is constructed of facing brick with a hipped roof. A large car park is located to the rear of the building to which this application pertains.

It is understood that the main building was previously used as an office which falls under the same use class as a nursery.

PROPOSAL

The application seeks planning permission for the construction of a single storey outbuilding to the rear elevation of the building. The outbuilding would have a width of 10.7m and a depth of 5.2m and would be sited along the rear application site boundary.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

88/D22444 - Residential Development. Withdrawn

93/D29267 - Erection of two storey office block. Approve subject to conditions.

01/D39062 - Change of use of dwelling (at No. 583A) to offices and erection of two storey rear extension to existing offices (at No. 585). Approve subject to conditions.

15/00517/FUL - Change of use from offices to D1 non residential education facility. Application Withdrawn

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local Policy and Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

DM1 General Development Requirements

T2 Improving Accessibility

Appendix 5 Schedule of Parking Standards

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: In accordance with the Council's adopted Statement of Community Involvement, notification letters were sent to immediate neighbours.

ASSESSMENT

Design, character and appearance

The application proposes the construction of a single storey outbuilding which would be sited to the rear of the main building. It is considered that the outbuilding would appear as a subservient and in proportion addition to the existing building. Whilst it would, having regard to the surrounding context, appear somewhat haphazardly placed, it would be sufficiently screened from view of public viewpoints (particularly, it would not be readily visible from Oldham Road) and is therefore not considered significantly incongruous to the character of the existing building or surrounding street scene to justify refusal in this instance.

Materials would be facing brick and uPVC to match the main building; these are considered acceptable on design terms.

Having regard to the above, it is considered that the proposed extension and alterations would be acceptable, in accordance with CS policies DM1 and P3, the SPD, PfE policy JP-P1 and the NPPF.

Residential amenity

Regard has been had to the relative positions of windows, separation distances, the orientation and height of buildings and boundary treatments. It is considered that the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity. In particular, the adjacent property to the east is set at a substantially higher level and as such the single storey scale of the proposals would not give rise to an unacceptable overbearing or overshadowing impact.

As such, it is considered proposed development would have an acceptable impact on the amenity of both the occupiers of the application property and the neighbouring properties, in accordance with CS policy DM1, the SPD, PfE policy JP-P1 and the NPPF.

Highways and parking

Paragraph 116 of the NPPF states that a development should only be refused on highways grounds where the impact of the development on the highway network would, after mitigation, be severe. The application site currently provides 11No. spaces. The development would see a reduction of 2No. spaces, thereby providing 9No. spaces.

Whilst this reduction in parking provision would be detrimental to the capacity of site, the Council's Highway Department as Local Highways Authority are satisfied that the development would not have any detrimental impact on the overall highway network nor give rise to unacceptable risk to pedestrian safety (especially given the extent of parking restrictions on the nearby highway network) and therefore raises no objection to the development.

The representations received regarding the development giving rise to unacceptable parking is acknowledged. The development would see a reduction of 2No. spaces which is not considered significantly detrimental to parking provision in the area. The development would not give rise to an intensification of use, as the outbuilding would be used for office space and not to increase the capacity of the nursery.

Comments received regarding parking along Hughtrede Street and a separate proposal along this street are acknowledged. Each planning application must be determined on its own merits and therefore that application is not a material consideration in the determination of this application. It is also acknowledged that these comments in any case relate to parking on Hughtrede Street which lies outside of the application site. This would therefore not be exacerbated by the development which has its own, dedicated parking lot. Parking restrictions are in force along

Oldham Road indicated by the presence of double yellow lines, therefore the proposal would not give rise to any increase in unacceptable parking along Oldham Road.

Having regard to the above, the proposed development is not considered to have a detrimental impact on the wider highway network in accordance with CS Policy T2. Sufficient parking provision would be retained for the application site.

Other Matters

The representations received regarding the use of the building as a nursery are acknowledged, however it is understood by the Local Planning Authority that both uses fall under Use Class E and therefore did not require approval from the Local Planning Authority (although this has not been tested through the submission of a Lawful Development Certificate). There is no statutory requirement for the applicant to seek the opinions of neighbours in this instance.

Notwithstanding, this is not a material consideration in the determination of this application which relates to the outbuilding only, not the use of the site as a nursery.

Comments received regarding children having nowhere to play is acknowledged due to parking along Hughtrede Street. Hughtrede Street is not highway maintainable at public expense therefore parking along this street is a private/civil matter.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the development plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

3No. objections received which can be summarised as follows:

- Concerns regarding traffic, especially given a proposed development along Hughtrede Street.
- There is no parking for nearby residents due to the businesses.
- Hazards along Hughtrede Street due to the scrapyards.
- No opinion from local residents was sought in relation to the change of use to a nursery.
- The change of use would cause increased footfall and cars.

SUMMARY OF CONSULTATION RESPONSES

Highways and Engineering: No objection; the development would be an adaptation of facility to better suit existing requirement rather than an intensification of use.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason – Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (As Amended)

- 2 This permission relates to the following plans and documents: -

- DWG No. A2292/1 (Proposed Site and Floor Plans)
- DWG No. A2292/2 (Proposed Elevations)
- Location Plan

and the development shall be carried out in accordance with these hereby approved.

Reason – For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Unitary Development Plan, and the National Planning Policy Framework.

- 3 The materials used in the construction of the exterior of the development hereby permitted shall be those specified on the application form or approved plans.

Reason – In the interest of ensuring a satisfactory visual appearance to the development in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the adopted Places for Everyone Joint Development, and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.