

Officer Report

Case Reference: PL/2026/0140
Location: Faizan e Jamal e Mustafa, Milkstone Road,
Rochdale, OL11 1NX
Proposal: Single storey side extension.
Recommendation: Approve with Conditions
Officer: Bob Melling

SITE DESCRIPTION AND CONTEXT

The application site relates to a large building formerly the Zion Baptist Church positioned on the corner of Hare Street and Milkstone Road. The building is currently used as a Mosque with the surrounding area consisting of mainly residential properties in terraced format. The building is present on the 1909 OS map and is labelled as Zion Chapel. The date stone above the door states 1899. The Chapel appears to be contemporaneous with the terraced housing which surrounds it.

The building has an attractive stone frontage, with the remainder of brick construction. The simple architecture is characteristic of non-conformist chapels. The principal elevations are largely unaltered. It has been extended along the eastern elevation. This is largely screened from public views by the neighbouring terraced properties.

It is considered that the building holds some significance, both architecturally and in terms of its community contribution. The building also makes a positive contribution to the surrounding area. As such, it is considered a Non-Designated Heritage Asset.

PROPOSAL

Permission is sought for a single storey extension along the western side elevation up to the western boundary. The extension would be incorporated into the existing roof and would be set back from the front elevation of the building by 1m. The extension would provide further storage space. The extension would be constructed of red brick and slates to match existing materials.

It should be noted that the submitted plans are similar to those approved under application ref: 21/00900/FUL.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

86/D19894 - Foyer And Toilet Block Extension To Church Premises – Approved.

12/D55227 - Replacement Of Existing Window Opening With Fire Exit Door To Side Elevation Including The Installation Of A Disabled Access Ramp – Approved.

21/00900/FUL - Single storey side extension and insertion of roof skylights– Approved.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

JP-P1 Sustainable Places

JP-P2 Heritage

Rochdale Core Strategy (CS):

DM1 General Development Requirements

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

Saved Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

PUBLICITY

Site Notice: 02/04/2026

Press Notice: N/A

Neighbour notification letters: 26/03/2026

ASSESSMENT

Principle of Development

The application site is located within the Defined Urban Area as allocated under saved UDP Policy G/D/1, which establishes that development should be located in the urban area so as to support urban regeneration and protect the countryside.

In terms of the impact of the proposed development, the place of worship is already established and the proposals comprise a modest extension to the existing building for storage purposes. In light of the above it is considered that the principle of providing an extension to an existing place of worship is acceptable at the application site. However, consideration is still required regarding other material matters.

Heritage, Design, and Visual Amenity

The NPPF establishes that achieving good design is a key aspect of sustainable development, and decisions should ensure developments are visually attractive and sympathetic to local character. This is reflected in PfE Policy JP-P1 and CS Policies DM1 and P3, which require development to respect local context with regard to siting, size, scale, massing, height and materials.

NPPF Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account with a balanced judgement required when considering the scale of any harm or loss and the significance of the heritage asset. Similarly, PfE Policy JP-P2 and CS Policy P2 seek to positively conserve, sustain and enhance heritage assets and their settings, including non-statutory heritage assets of local interest.

The proposed extension would be single storey and set back from the front elevation providing a clear distinction between the stone frontage and brick extension. It would also form a continuation of the original roof. As such, it would appear subordinate to the original building.

Given that the development primarily affect the least prominent elevation, the proposal would result in a low level of less than substantial harm to the significance of the non-designated heritage asset. However, this harm would be mitigated by the materials proposed which are to match the existing red brick and slates used on the original building. The amended plans indicate that the front elevation window would have a timber frame with a stone lintel and cill. The side elevation windows would be uPVC in a style to match the existing side elevation windows. It is considered that these materials and detailing would be acceptable. A condition is attached to ensure the submission of product specifications for the windows including large scale elevations and sections of reveals. The submitted plans indicate that the extension would be constructed in matching materials, and a condition is attached to this effect. For the avoidance of doubt, the walls of the extension should be constructed using matching red brick and the roof should be finished using matching slate. The stone lintel and cill to the front elevation window should use stone to match the existing front elevation window surrounds.

Subject to the recommended conditions, it is considered that the proposed extension would have an acceptable impact on the character of both the application property and the street scene. Furthermore, the external appearance and scale of the extension would be appropriate for this site and is considered to be acceptable. In addition, the provision of enhanced facilities for the Mosque (a community facility) is also considered to be a public benefit which weighs in favour of the development.

In light of the above, while a low level of less than substantial harm has been identified to the significance of a locally important heritage asset, it is considered that this harm would be outweighed by the public benefits associated with the enhancement of a community facility. Subject to the provision of acceptable details in accordance with the attached planning conditions, it is considered that the proposal would comply with the requirements of the Development Plan and the NPPF.

Residential Amenity

CS Policy DM1 sets out a number of basic planning considerations that apply to all development. Further to this, the NPPF advises that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

CS Policy G9 sets out that the Council will seek to reduce all forms of pollution by requiring that development does not have impacts that lead to an unacceptable increase in air, water, noise, light or other pollution.

The proposed development would be a small-scale extension positioned along the western elevation of the building. Given its positioning adjacent to the gable side elevation of the terrace along Overt Street, which does not consist of habitable room windows, the extension would not result in an overbearing impact or result in unacceptable overshadowing.

In addition, by virtue of the extension being used for storage, the noise levels generated by the activity on site would not increase, thus retaining a suitable acoustic environment for neighbouring occupiers.

In light of the above, it is considered that the development would not unduly harm the living conditions currently enjoyed by neighbouring residents, in accordance with CS Policies DM1 and G9, PfE Policy JP-P1 and the NPPF.

Highway Safety

CS Policy DM1 requires an assessment into highway safety with applications required to demonstrate that they provide satisfactory vehicular access with adequate parking, manoeuvring and servicing arrangements, taking into account the proposed use and location.

The application proposes a relatively small increase in the floor area to be used for storage. As the building already has this established use and operates without the benefit of parking provision there would be limited additional impact on the surrounding highway network.

Overall, it is considered that the proposed development can be safely provided without resulting in harm to highway safety, in accordance with CS Policies T2 and DM1 and the NPPF.

RECOMMENDATION: Approve subject to the following conditions -

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

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) (4)

- 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:-

- Existing Site and Location Plan - A1346(01)001
- Existing South and West Elevations - A1346(02)005
- Existing North and East Elevations - A1346(02)004
- Existing Basement Plan – A1346(02)003
- Existing Ground & First Floor Plans - A1346(01)002
- Proposed Basement Plan – A1346(02)003 Rev A
- Proposed Site Plan and 3D View – A1346(02)001 Rev C
- Proposed Ground and First Floor Plans - A1346(02)002 Rev C
- Proposed North and East Elevations - A1346(02)004 Rev B
- Proposed South and West Elevations - A1346(02)005 Rev B

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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

- 3 The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: To protect the architectural and historic interest of the building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 No above ground works shall take place until full product specifications for the windows including large scale elevations and sections of reveals at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details thereafter.

Reason: To protect the architectural and historic interest of the building, in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy, Policies JP-P1 and JP-P2 of the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.